B. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286) BCC/District 9 Hearing Date: 5/13/04

Property	Owner (if different from a	applicant) <u>Same.</u>	•	
	an option to purchase □ equest? Yes □ No ☑	I/ lease □ the property pred	dicated on the	approval of the
Disclosur	e of interest form attache	d? Yes □ No ☑		
	<u>Previous</u>	Zoning Hearings on the Pro	operty:	
<u>Year</u>	Applicant	Request	Board	Decision
			•	NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TREA 14 MOTION SLIP

pplicant Name: JORGE & NANCY HERNANDE		A P -
learing N	No. 02-12-CZ14-2 (02-286)	Hearing Date: December 17, 2002
	Resolution	n No. CZAB1402
Motion: Per Depar Per DIC	as Requested	Standard Conditions:
enied W	rithout Prejudice At Connty	's Ex P
Revised p		
Revised p	olans accepted? YES	

DATE: April 24, 2003

#Z-

APPLICANT: 2. Jorge & Nancy Hernandez - (02-12-CZ14-2/02-286)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				x
Diaz		x		
Ferguson		<u> </u>		X
Heyman		x		
Martinez		x		
Morales				x
Moss	m	x		
Rolle		x		
Seijas				x
Sorenson	s	x		
Sosa		x		_
Souto				X
Chair Carey-Shuler		X	<u> </u>	
TOTAL		8	0	5

DATE: 6/19/2003

#Z-

APPLICANT: C. JORGE & NANCY HERNANDEZ

MOTION:

(02-12-CZ14-2/02-286) DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES_	NO	ABSENT
Ватеіго		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	М	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

2002

CLERK OF BOARD

DATE: 7/24/03

#Z- --

APPLICANT: B. JORGE & NANCY HERNANDEZ (02-12-CZ14-2/02-286)

MOTION: DEFERRED TO 11/6/03

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales		X		
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson				X
Sosa	ŀ			X
Souto		X		
Chair Carey-Shuler		X		
TOTAL	-	8	0	5

DATE: 1/22/2004

#**Z**-

APPLICANT: B. JORGE & NANCY HERNANDEZ (02-12-CZ14-2/02-286)

MOTION: to defer the application indefinitely.

0411	M/S_	YES_	NO	ABSENT
ROLL CALL	T	X		
Barreiro		 ^		X
Diaz				$\frac{1}{X}$
Ferguson		 		 ^ -
Heyman		X		
Martinez		X		
Morales				X
Moss	M	X		
		X		
Rolle		X		
Seijas			 	
Sorenson	S	X		X
Sosa	1		 	$\frac{1}{X}$
Souto				^
Chair Carey-Shuler		X		
TOTAL		8_	0	5

APPLICANT: B. JORGE & NANCY HERNANDEZ (02-12-CZ14-2/02-286)

MOTION: Defer the foregoing application to January 22, 2004.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson		X		
Heyman		X		
Martinez				X
Morales	S	X		
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson	<u> </u>	+x		
Sosa	ļ	$\frac{1}{X}$		
		+		X
Souto		 		X
	<u> </u>	8	0	5
Chair Carey-Shuler TOTAL	<u> </u>	8	0	+

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Jorge & Nancy Hernandez PH: Z02-286 (02-12-CZ14-2)

SECTION: 21-56-38 **DATE:** May 13, 2004

COMMISSION DISTRICT: 9 ITEM NO.: B

A. INTRODUCTION

o <u>REQUEST:</u>

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o SUMMARY OF REQUEST:

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU, Interim District.

o LOCATION:

The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

o SIZE: 1.35 gross acres.

o <u>IMPACT:</u>

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

 The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture. 2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; single family residence

Agriculture

SOUTH: AU; single family residence

Agriculture

EAST: GU; vacant

Agriculture

WEST: AU; vacant

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:

(no plans submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable N/A

Landscape Treatment:

N/A

Open Space: Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A N/A

Roof Installations:

N/A

Service Areas: Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The lot area, frontage, or depth for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

 the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and
- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations;

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area. This application was deferred from the June 19, 2003 and July 24, 2003 meetings upon the request of the Director of the Department of Planning and Zoning. The Department conducted a study of the Bonanza Ranch area and an ownership map was prepared for same. This area is designated in the CDMP for Agricultural use which requires lots to contain a minimum lot area of 5 acres gross. A tentative plat dated April 1973 was found for Bonanza Ranch Estates. An ordinance was prepared and was adopted by the Board of County Commissioners on March 16, 2004 that grandfathers substandard GU lots within this subdivision. The subject GU lot meets the standards of this ordinance. This application was deferred from the November 6, 2003 and January 22, 2004 meetings pending the outcome of the aforementioned ordinance.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 362' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has no objections to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

On March 16, 2004, the Board of County Commissioners adopted an ordinance that allows as a matter of right lots in the GU zoning districts that are less than 5 acres in size if said lots meet certain criteria. Said ordinance states, in part, "certain platting activity occurring prior to April 12, 1974, which created lots meeting minimum requirements of the EU-1

District on April 12, 1974, shall qualify such lots for those permitted in the EU-1 District. Those lots shall include only those lots indicated on :

- (a) plats recorded prior to April 22, 1974; and
- (b) tentative plats approved as of April 12, 1974 and finally approved and recorded within ninety (90) days after such approval; and
- (c) a tentative plat for single family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat have been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and

Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot."

In this instance, the subject lot meets the criteria for (c) in that a tentative plat for single family residential lots was approved for this Bonanza Ranch area prior to April 12, 1974 and each lot in the approved tentative plat met the minimum standards of the EU-1 District. No final plat or other tentative plat was approved for Bonanza Ranch after April 12, 1974 and as of December 31, 2003, a majority of the lots indicated on the aforementioned tentative plat had been improved with residences. As such, the subject lot has been deemed to be a legal sized lot and can be developed with a single family residence. Accordingly, staff recommends withdrawal of the appeal, that the Board of County Commissioners vacate the decision of the Community Zoning Appeals Board-14, and allow the applicant to withdraw the application.

Jorge & Nancy Hernandez Z02-286 Page 8

I. RECOMMENDATION:

Withdrawal of the appeal, vacate the decision of the Community Zoning Appeals Board-14, and allow the applicant to withdraw the application.

J. **CONDITIONS**: None.

DATE INSPECTED:

11/18/02

DATE TYPED:

11/26/02

DATE REVISED:

12/11/02; 01/03/03; 03/26/03; 04/11/03; 05/21/03; 06/10/03; 06/23/03;

10/08/03; 12/23/03; 04/15/04; 05/03/04

DATE FINALIZED:

05/03/04

DO'QW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

DATE:

October 22, 2003

Department of Planning and Zoning

SUBJECT:

C-14 #Z2002000286-Revised

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #
9912 SW 232 St. e/o Krome Ave. C C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date



MEMORANDUM ...

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OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

Agenda Item No. 6(J)

To:

Honorable Chairperson Barbara Carey-Shuler, Ed.D.

and Members, Board of County Commissioners

Date: March 16, 2004

Bee-02-286

From:

George M. Burger

County Manager

Subject:

Proposed Ordinance pertaining to Zoning Amending the GU, Interim

District, Regulations

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt the attached proposed ordinance pertaining to zoning to amend Section 33-196 of the Code of Miami-Dade County for the purpose of amending the GU, Interim Zoning District, regulations to clarify "trend of development" and to permit EU-1, Single Family One-Acre Estate Residential Zoning District, uses in the GU district where certain tentative plats were previously approved. The purpose of this proposed amendment, in part, is to clarify that the Director is governed only by the predominant classification of usage within the GU district boundaries of the particular neighborhood and not those areas outside GU district boundaries.

BACKGROUND

Currently, the GU district regulations require that if a particular neighborhood zoned GU is predominantly one classification of usage, the Director of the Department of Planning and Zoning is then governed by the regulations for that class of usage in determining the appropriate zoning standard regulations to the neighborhood. If on the other hand the Director finds that there is no predominant classification of usage or "no trend of development" the zoning standards of the EU-2, Single Family Five Acre-Estate District, regulations are applied. In certain instances lots smaller than 5 acres, as required by the EU-2 district regulations, are deemed grandfathered in accordance with the provisions of the GU district regulations. Such grandfather provisions authorize the use of smaller one-acre lots created by certain real estate transactions or platting activities prior to April 12⁻¹, 1974 (the effective date of the GU district ordinance).

The proposed amendment would also reformat and clarify the current grandfather provisions of the GU district regulations and include a new grandfather provision. The new grandfather provision would authorize the use of smaller lots created by similar platting activities involving the approval of tentative plats prior to April 12th, 1974 in which each lot met the minimum standards of the EU-1 district regulations and further provided such tentative plat was not superseded by any other plat or tentative plat after April 12, 1974. This new grandfather provision would legalize unique subdivisions such as "Bonanza Ranch Estates" in South Miami-Dade County.

The proposed ordinance creates no fiscal impact on Miami-Dade County.

Attachment

Assistant County Manager



TO:

Hon. Chairperson Barbara Carey-Shuler, Ed.D.

and Members, Board of County Commissioners

DATE:

March 16, 2004

FROM:

Robert A. Ginsburg County Attorney

Please note any items checked.

No committee review

SUBJECT: Agenda Item No. 6(J)

	\cdot '
	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
	6 weeks required between first reading and public hearing
<u> </u>	4 weeks notification to municipal officials required prior to public hearing
	Decreases revenues or increases expenditures without balancing budget
	Budget required
	Statement of fiscal impact required
	Bid waiver requiring County Manager's written recommendation
	Ordinance creating a new board requires detailed County Manager's report for public hearing
	Housekeeping item (no policy decision required)

Approved	Mayor	Agenda Item No. 3-16-04	6(
Veto		5 10 01	
Override			

ORDINANCE NO. 04 · 63

ORDINANCE PERTAINING TO ZONING; AMENDING SECTION 33-196 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA PERTAINING TO GU INTERIM ZONING DISTRICT; CLARIFYING "TREND OF DEVELOPMENT"; PERMITTING EU-1 ESTATE RESIDENTIAL ZONING DISTRICT USES IN THE GU INTERIM ZONING DISTRICT WHERE CERTAIN TENTATIVE PLATS WERE PREVIOUSLY APPROVED; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-196 of the Code of Miami-Dade County, Florida is hereby amended as follows:

Sec. 33-196. Standard for determining regulations to be applied.

If a neighborhood in >> the << GU District is predominantly one (1) classification of usage, the Director shall be governed by >> the << regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties >> within the GU District << which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting her evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the >>GU<< neighborhood, minimum standards of the EU-2 District shall be [[eomplied with]] >>applied<<.

Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

- >> Notwithstanding the foregoing, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:
 - (a) plats recorded prior to April 12, 1974; and
 - (b) tentative plats approved as of April 12, 1974 and finally approved and recorded within ninety (90) days after such approval; and
 - (c) a tentative plat for single family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and

Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.<

[[Lots platted prior to the effective date hereof, or lots for which tentative plats have been approved as of the effective date hereof and finally approved and recorded within ninety (90) days of the effective date hereof, or lots purchased under a contract for deed or deeded prior to the effective date of the ordinance, shall comply with the minimum standards of the EU 1 District; provided, however, if contiguous property of more than the minimum area required herein but less than the minimum required by the EU 2 Zone, is under one (1) ownership on April 12, 1974, such property shall be considered as one (1) parcel of land and cannot be divided or used except as one (1) lot.]]

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: MAR 1 6 2004

Approved by County Attorney as

to form and legal sufficiency:

94<u>9</u>

Prepared by:

Robert L. Krawcheck

PETITION OF APPEAL FROM DECISION F MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY_____ AMOUNT OF FEE \$ FEB 2 1 2003 RECEIPT # ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. DATE HEARD: 01/28/03 BY CZAB # 14 DATE RECEIVED STAMP This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal. Hearing No. <u>Z02-286 (02-12-CZ 14-2)</u> RE: Filed in the name of (Applicant) Jorge & Nancy Hernandez Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning Address/Location of APPELLANT'S property: 111 NW 1st St., 11st floor, Miami, Fla. 33128 Application, or part of Application being Appealed (Explanation) Entire application Appellant (name): Director, Dept. of Planning & Zoning hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the

 The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan

reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language).

 The CZAB - 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138. APPELLANT MUST SIGN THIS PA

21st in a Fabruary	year. 2003	
Date: 21st day of February Signed	year. 2003 Diane	adu
	Diane O'Quinn	
•	Diane C Quim	Print Name
	111 N.W. First	Street, Miami, FL 33128 Mailing Address
	·.	Maining Auditor
	205 -275-2840	305-375-2795
	305-375-2840 Phone	Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an	, nene	
association or other entity, so indicate:		Representing
		Signature
		•
·		Print Name
		Address
	City	State Zip
	T	elephone Number
Subscribed and Sworn to before me on the	day of	, year
Subscribed and offern to belove the		
		lotary Public
	•	•
	(stamp/seal)
	(Commission expires:

RESOLUTION NO. CZAB14-3-03

WHEREAS, JORGE & NANCY HERNANDEZ applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE 1/20f Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the

Alternative Site Development Option, was offered by Charlie McGarey, seconded by Don

Jones, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14 that the requested be and the same are hereby approved.

21-56-38/02-286

Page No. 1

CZAB14-3-03

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 02-12-CZ14-2 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20^{TH} DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

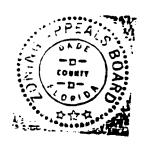
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



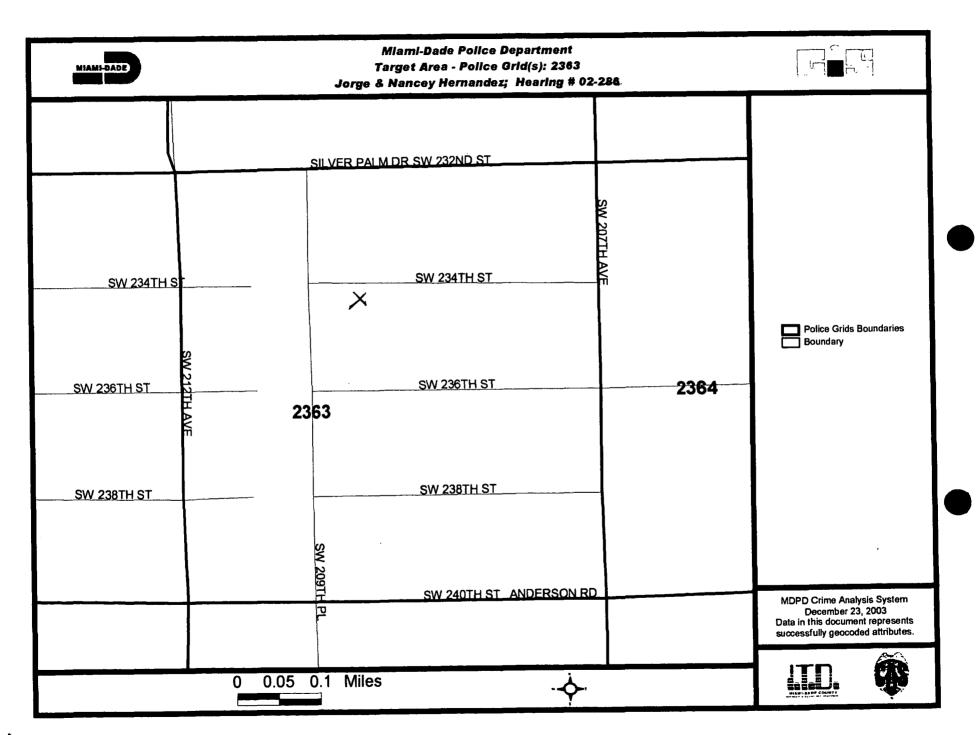
TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Jorge & Nancy Hernandez	South side of SW 234 ST and Approx. 362' east of SW 209 Place, Miami-Dade County. Fl.
APPLICANT	ADDRESS
05/13/2004	02-286
DATE	HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



Miami-Dade Police Department marized Grid Informatio y Signal For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "26", "27", "28", "39", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
	28	VANDALISM	1
	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1
	_	s for Grid 2363 : 57 ted: 31 Total Not Reported: 26	

Total for All Grids: 57

Miami-Dade Police Department Sumarized Grid Information Signal For 1/1/03 Thru 2003-11-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total			
2363	13	SPECIAL INFORMATION/ASSIGNMENT	3			
	14	CONDUCT INVESTIGATION	5			
	15	MEET AN OFFICER	16			
	17	TRAFFIC ACCIDENT	1			
	18	HIT AND RUN	1			
	19	TRAFFIC STOP	3			
	20	TRAFFIC DETAIL	3			
	21	LOST OR STOLEN TAG	1			
	25	BURGLAR ALARM RINGING	4			
	26	BURGLARY	2			
	32	ASSAULT	1			
	33	SEX OFFENSE	1			
	34	DISTURBANCE	4			
	39	PRISONER	1			
	41	SICK OR INJURED PERSON	1			
	45	DEAD ON ARRIVAL	1			
	48	EXPLOSION	1			
	52	NARCOTICS INVESTIGATION	1			
Tota	Total Signals for Grid 2363 : 50					
Total Reported: 31 Total Not Reported: 19						

Total for All Grids: 50



Miami-Dade Police Department

Part I and Part II Crimes W/o A^A

Reporting Agency: MDP From 1/1/02 Thru 1/1/03 YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2363

	Total
PART II Crimes	Crimes
	1
260B - FRAUD CREDIT CARD/ATM	

Grand Total:

3

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260D', '260E', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("2363")) and Ol.Reporting_Agency_Code = "030"



Part I and Part II Crimes w/o ^ A

Reporting Agency: MDP₁
From 1/1/03 Thru 12/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

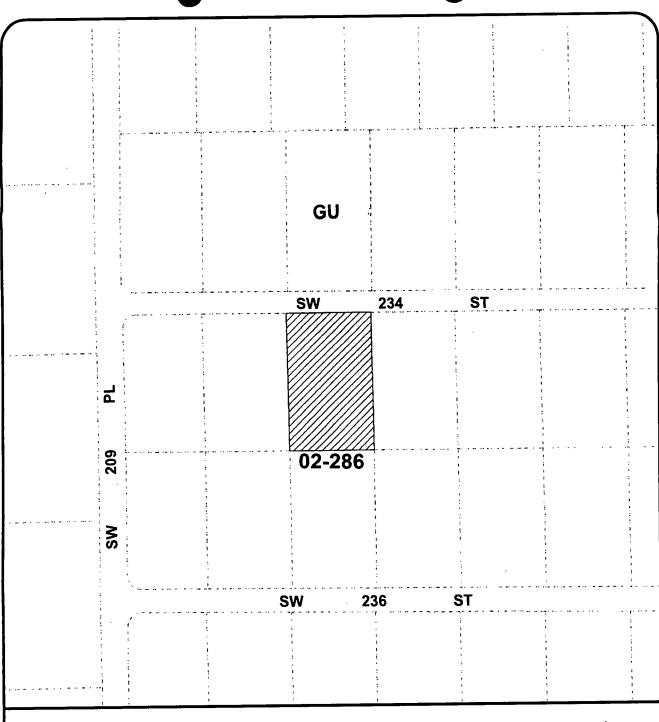
Grid(s): 2363

PART I Crimes	Total Crimes	
2200 - BURGLARY	2	
230G - SHOPLIFTING ALL OTHERS	1	
2400 - MOTOR VEHICLE THEFT	1	

Grand Total:

4

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-12-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130B', '130D', '2200', '230A', '230B', '230C', '230B', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260B', '260B', '260D', '260E', '1260F', '1000', '1000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("2363")) and Ol.Reporting_Agency_Code = "030"



MIAMI-DADE COUNTY

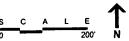
HEARING MAP

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

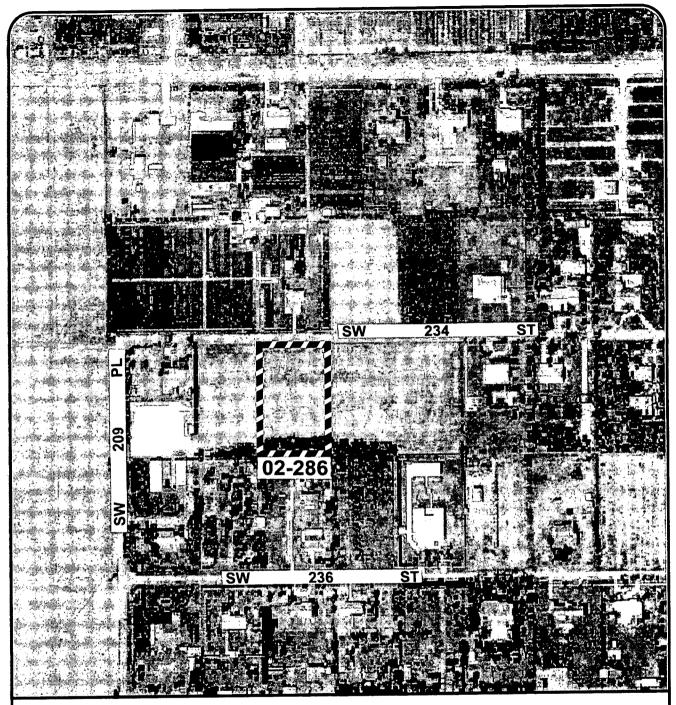
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





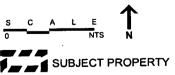
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: NTS





B. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286) BCC/District 9 Hearing Date: 1/22/04

Property	Owner (if different from ap	oplicant) <u>Same.</u>		1
	n option to purchase □/ quest? Yes □ No ☑	lease □ the property pred	icated on the	approval of the
Disclosure	e of interest form attached	? Yes □ No ☑		
	Previous Z	Zoning Hearings on the Pro	perty:	
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD MOTION SLIP	14
--	----

Applicant	Name: JORGE	& NANCY HERNANDE	: Z			
-	tative:N			tors:_	Sone	 .
Hearing N	io. 02-12-CZ14-	-2 (02-286)	Hearin	g Date	: December 1	7, 2002
	1	Resolution No. CZAE	114	-02		
Motion: Per Depar	tment				ditions:	_
Per DIC Approved	as Requested					
Denied Wi	ithout Prejudice					
Denied Wi	ith Prejudice At	nnty's Ex	P			
Revised p	lans accepted?	YES			_	
Covenant	accepted?	YES				
			Yes	No	Absent	
	Samuel L. Ball		ļ	ļ	V	
	Mabel G. Dijks					
	Don Jones		 		+	
	Curtis Lawren Charlie McGa		 	 		
	Dr. Pat Wade	164 441	1	 	+	
	Wilbur B. Bell				1	
		VOTE: 4 TO_				
EXHIBITS:	YES	NO V	Count	y Attorn	ey: Thomas	Robertson

DATE: April 24, 2003

#Z-

APPLICANT: 2. Jorge & Nancy Hernandez - (02-12-CZ14-2/02-286)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				x
Diaz		х		
Ferguson				x
Heyman		x		
Martinez		x		
Morales				x
Moss	m	x		
Rolle		x		
Seijas				x
Sorenson	s	x		
Sosa		x		
Souto				х
Chair Carey-Shuler		X		
TOTAL		8	0	5

DATE: 6/19/2003

#Z-

APPLICANT: C. JORGE & NANCY HERNANDEZ

MOTION:

(02-12-CZ14-2/02-286) DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Вагтеіго		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				x
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

2002

CLERK OF BOARD

DATE: 7/24/03

#Z- —

APPLICANT: B. JORGE & NANCY HERNANDEZ (02-12-CZ14-2/02-286)

MOTION: DEFERRED TO 11/6/03

ROLL CALL	M/S_	YES	NO	ABSEN
Ваттеіго				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales		X		
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson				X
Sosa				X
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

APPLICANT: B. JORGE & NANCY HERNANDEZ (02-12-CZ14-2/02-286)

MOTION: Defer the foregoing application to January 22, 2004.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson		X		
Heyman		X		
Martinez				X
Morales	S	X		
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson		X		
Sosa		X		
Souto				X
Chair Carey-Shuler				X
TOTAL		8	0	5

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Jorge & Nancy Hernandez PH: Z02-286 (02-12-CZ14-2)

SECTION: 21-56-38 **DATE:** January 22, 2004

COMMISSION DISTRICT: 9 ITEM NO.: B

A. INTRODUCTION

o **REQUEST**:

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o SUMMARY OF REQUEST:

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU, Interim District.

o LOCATION:

The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

o <u>SIZE:</u> 1.35 gross acres.

o IMPACT:

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. **NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; single family residence

Agriculture

SOUTH: AU; single family residence

Agriculture

EAST: GU; vacant Agriculture

WEST: AU: vacant

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

E. SITE AND BUILDINGS:

(no plans submitted) Site Plan Review:

Unacceptable Scale/Utilization of Site:

N/A Location of Buildings:

Compatibility: Unacceptable

Landscape Treatment: N/A N/A Open Space: N/A Buffering:

Acceptable Access:

N/A Parking Layout/Circulation: Visibility/Visual Screening: N/A **Energy Considerations:** N/A N/A Roof Installations: N/A Service Areas: N/A Signage: N/A Urban Design:

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use: and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

 the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and
- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations;

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection
No objection
No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area. This application was deferred from the June 19, 2003 and July 24, 2003 meetings upon the request of the Director of the Department of Planning and Zoning. The Department conducted a study of the Bonanza Ranch area and an ownership map was prepared for same. This area is designated in the CDMP for Agricultural use which requires lots to contain a minimum lot area of 5 acres gross. A tentative plat dated April 1973 was found for Bonanza Ranch Estates. An ordinance has been prepared and is pending before the Board of County Commissioners that will grandfather lots within this subdivision. This application was deferred from the November 6, 2003 meeting pending the outcome of the aforementioned ordinance.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 362' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a

similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearings records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. A GU affidavit was found to confirm that the property to the north is a legal building site and was lawfully parcelized. However, no records were found to affirm that the properties to the east, west, and south were lawfully parcelized. Staff notes that property appraiser folio records show that parcels on those three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since 3 sides of the subject property (east, west, and south) are not legal building As such, this application is inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Notwithstanding the aforementioned, staff recommends deferral of this application pending the outcome of the aforementioned pending ordinance.

I. **RECOMMENDATION:** Deferral.

J. CONDITIONS: None.

DATE INSPECTED:

11/18/02

DATE TYPED:

11/26/02

DATE REVISED:

12/11/02: 01/03/03: 03/26/03: 04/11/03: 05/21/03: 06/10/03: 06/23/03:

10/08/03: 12/23/03

DATE FINALIZED:DO'QW:AJT:MTF:REM:JDR

01/05/04

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning







TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

October 22, 2003

SUBJECT:

C-14 #Z2002000286-Revised

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-14 #Z2002000286-Revised Jorge & Nancy Hernandez

Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. # LOS present LOS w/project 9912 SW 232 St. e/o Krome Ave. C C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date

PETITION OF APPEAL FROM MIAMI-DADE COUNTY COMMUNITY ZO TO THE BOARD OF COUNTY CO	NING APPEALS BOARD
	BECEIVEN

CHECKED BY	AMOUNT OF FEE \$		FEB 2 1 2003	
RECEIPT#		ZON	ING HEARINGS SECT	TION
DATE HEARD: 01/28/03		MIAMI-D/	ADE PLANNING AND ZON	ING DEPT.
BY CZAB #14	·	P!	-	
			DATE RECEIVED	STAMP
	***********	*******	********	*****
with Chanter	e completed in accordance wit 33 of the Code of Miami-Dad efore the Deadline Date presc	e County, Flutius	a, allo lomini me:	eal" and in st be made
RE: Hearing No. Z02-	286 (02-12-CZ 14-2)			
Filed in the name	of (Applicant) Jorge & Nancy	Hemandez		
Name of Appellan	t, if other than applicant Direc	tor, Dept. of Plan	ning & Zoning	
Address/Location of APPE	ELLANT'S property: 111 NW	1st St., 11th floor,	Miami, Fla. 3312	28
	olication being Appealed (Expl			
Appellant (name): Directo hereby respectfully appeared with reference to the Chapter 33 of the Code of County Commissioners	r. Dept. of Planning & Zoning als the decision of the Miame above subject matter, and ir of Miami-Dade County, Florid for review of said decision. e Community Zoning Appeals	ni-Dade County on accordance with a hereby makes. The grounds a	Community Zoning the the provisions of application to the and reasons supplied to the control of	rie Board of
The Community Miami Dade Cou	Zoning Appeals Board-14 during Comprehensive Development	ecision is incons	sistent with the	

The CZAB – 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

Date: 21 day of February	, year. <u>2003</u>	•
Date: ZT day or Signed	Diane	o adu
	Diane O'Quint	Williams
	DIAME O Qua	Print Name
	111 N.W. Firs	st Street, Miami, FL 33128 Mailing Address
	·.	Mailing Addiess
	205 275 28/0	305-375-2795
	305-375-2840 Phone	Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an	FIIOIB	
association or other entity, so indicate:		Representing
•		Signature
		Print Name
		Address
	City	State Zip
		elephone Number
Subscribed and Sworn to before me on the	day of _	, year
		Notary Public
	(stamp/seal)
	•	Commission expires:

RESOLUTION NO. CZAB14-3-03

WHEREAS, JORGE & NANCY HERNANDEZ applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ½of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the

Alternative Site Development Option, was offered by Charlie McGarey, seconded by Don

Jones, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14 that the requested be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 02-12-CZ14-2 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

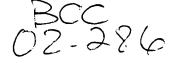
Jorge & Nancy Hernandez	South side of SW 234 ST and Approx. 362' east of SW 209 Place,		
	Miami-Dade County. Fl.		
APPLICANT	ADDRESS		
01/22/2004	02-286		
DATE	HEARING NUMBER		

ENFORCEMENT HISTORY:

No violations as of April 2, 2003

107.07-17A

M E M O R A N D U



Diane O'Quinn Williams, Director

TO: ATTN: Department of Planning and Zoning Franklin Gutierrez, Agenda Coordinator

DATE:

TC.

SUBJECT: Received by

Zoning Agenda Coordinator

Enforcement Histories For Board of County Commissioners, Zoning

December 26, 2003

Meeting on

January 22, 2004

FROM:

Carlos Alvarez, Director
Miami-Dade Police Department

DEC 3 1 2003

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

• Grid 2363 Gary & Roxana Sloan; Hearing # 02-285

Location: South side of SW 234 St. & west of SW 207 Av.

Grid 2363 Jorge & Nancey Hernandez; Hearing # 02-286

Location: South side of SW 234 St. & east of SW 209 Pl.

Grids 1507 1571 Kendall Properties & Investments; Hearing # 02-373

1615 1652 Location: East of SW 187 Av., between SW 36 St. & SW 72 St.

1693

Grid 2611 Emily Development, LLC, F/K/A/ Oscar & Maria Villegas;

Hearing # 03-78

Location: The southeast corner of SW 192 Av. & SW 316 St.

Grids 1143 1144 Lightspeed at Beacon Tradeport, LLC, et al.; Hearing # 01-397

1203 1204 Location: Between NW 12 to 25 St. & NW 111 to 117 Av.

• Grid 1585 Columbia Lagrange Hospital, Inc., et al.; Hearing # 02-325

Location: Between the HEFT & SW 119 Ct., south of Bird Dr.

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar year 2002 and January through November of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on December 22, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

Diane O'Quinn Williams, Director

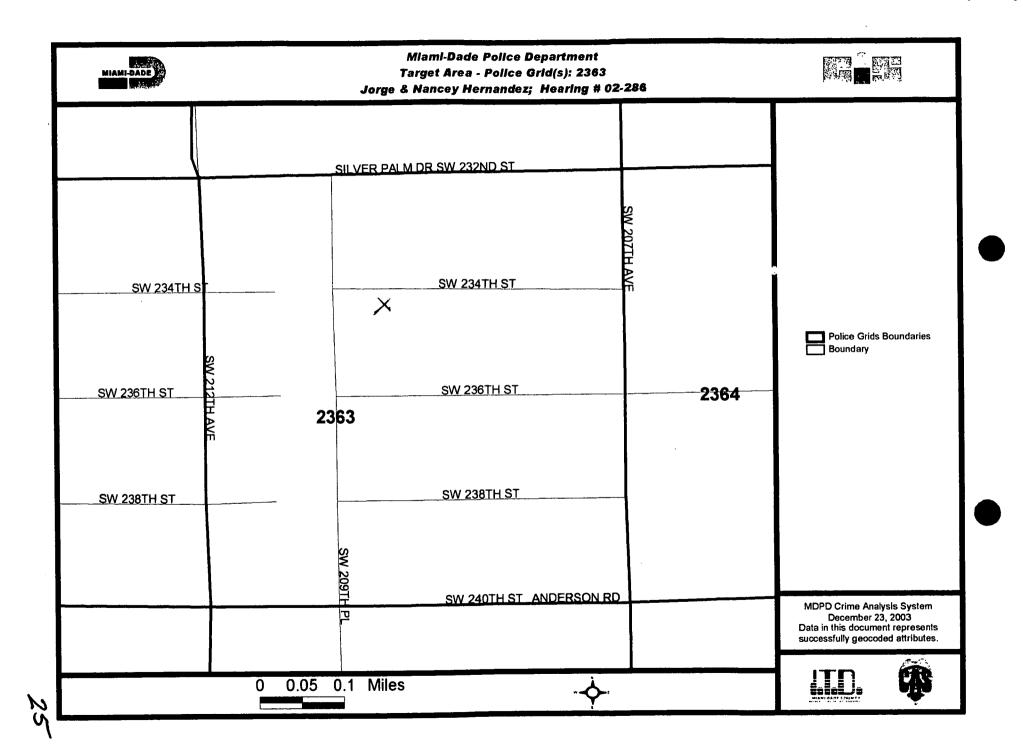
December 26, 2003

A summary of the information requested is shown below:

Grid Numbers	Hearing	Total Calls	-For-Service	Total Part I & II Crimes	
	Numbers	2002	2003 (Jan-Nov)	2002	2003 (Jan-Nov)
2363	02-285	57	50	3	4
2363	02-286	57	50	3	4
1507 1571 1615 1652 1693	02-373	0	0	0	1
2611	03-78	208	166	14	14
1143 1144 1203 1204	01-397	992	798	886	813
1585	02-325	923	823	76	68

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par Attachments (6)



Miami-Dade Police Department Smarized Grid Information y Signal For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
	28	VANDALISM	1
	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1
Total	Signals	ofor Grid 2363 : 57	
Tota	l Report	ed: 31 Total Not Reported: 26	

Total for All Grids: 57

Miami-Dade Police Department marized Grid Information Signal For 1/1/03 Thru 2003-11-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehous

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	5
	15	MEET AN OFFICER	16
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	3
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	1
	25	BURGLAR ALARM RINGING	4
	26	BURGLARY	2
i	32	ASSAULT	1
	33	SEX OFFENSE	1
	34	DISTURBANCE	4
	39	PRISONER	1
	41	SICK OR INJURED PERSON	1
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1
	52	NARCOTICS INVESTIGATION	1
	Signals	s for Grid 2363 : 50 ted: 31 Total Not Reported: 19	,

Total Reported: 31

Total Not Reported: 19

Total for All Grids: 50



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA

Reporting Agency: MDPD From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2363

PART II Crimes	Total Crimes
260B - FRAUD CREDIT CARD/ATM	1

Grand Total:

3

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("2363")) and Ol.Reporting_Agency_Code = "030"





Part I and Part II Crimes w/o AOA

Reporting Agency: MDPI From 1/1/03 Thru 12/1/03 YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

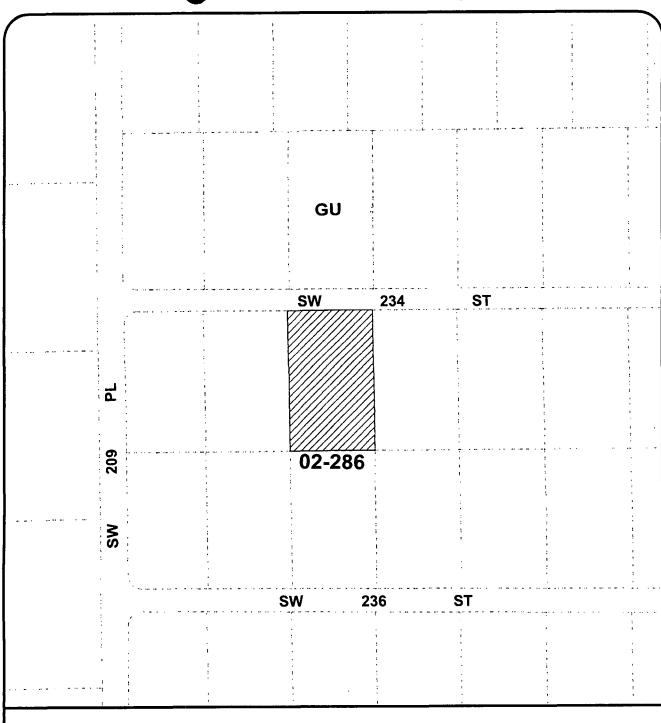
Grid(s): 2363

PART I Crimes	Total Crimes
2200 - BURGLARY	2
230G - SHOPLIFTING ALL OTHERS	1
2400 - MOTOR VEHICLE THEFT	1

Grand Total:

4

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-12-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("2363")) and Ol.Reporting_Agency_Code = "030"



MIAMI-DADE COUNTY

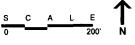
HEARING MAP

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

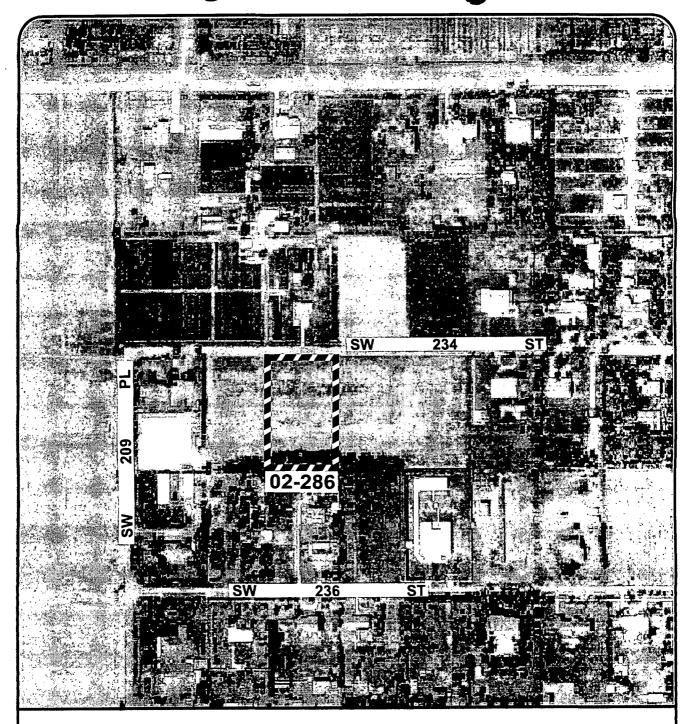
District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





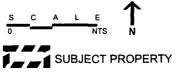
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO

Scale: NTS





B. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286) BCC/District 9 Hearing Date: 11/6/03

Property	Owner (if different from a	applicant) <u>Same.</u>		
	n option to purchase □ quest? Yes □ No ☑	I/ lease □ the property pre	dicated on the	approval of th
Disclosure	e of interest form attache	d? Yes □ No		
	Previous	Zoning Hearings on the Pro	operty:	
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 14 MOTION SLIP

Applicant	Name: JORGE & NANCY HERNANDE			۲ .			
Represen	presentative: None		Objectors: None				
Hearing N	to. 02-12-CZ14-2 (02-286)	Hearir	ng Date	: December 1	7, 2002		
	Resolution No. CZAE	114	-02				
Denied W	as Requested ithout Prejudice ith Prejudice	Deferr	ed to: _ rawal _				
Other:	At county's Ex	Υ					
Revised p	lans accepted? YES						
Covenant	accepted? YES						
	Samuel L. Ballinger Mabel G. Dijkstra Don Jones Curtis Lawrence Charlie McGarey M Dr. Pat Wade Wilbur B. Bell VOTE:TO	Yes	No	Absent			
EXHIBITS:	YES NO	Count	y Attorn	ey: Thomas	Robertson		

DATE: April 24, 2003

#**Z**-

APPLICANT: 2. Jorge & Nancy Hernandez - (02-12-CZ14-2/02-286)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				x
Diaz		x		
Ferguson				x
Heyman		x		
Martinez		x		
Morales				х
Moss	m	x		
Rolle		x		
Seijas				x
Sorenson	s	х		
Sosa		x		
Souto				x
Chair Carey-Shuler		X		<u> </u>
TOTAL		8	0	5

DATE: 6/19/2003

#Z-

APPLICANT: C. JORGE & NANCY HERNANDEZ

MOTION:

(02-12-CZ14-2/02-286) DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Вагтеіго		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

Ø 002

CLERK OF BOARD

DATE: 7/24/03

#7_ --

APPLICANT: B. JORGE & NANCY HERNANDEZ

(02-12-CZ14-2/02-286)

MOTION: DEFERRED TO 11/6/03

ROLL CALL	M/S_	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales		X		
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson				X
Sosa				X
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Jorge & Nancy Hernandez PH: Z02-286 (02-12-CZ14-2)

SECTION: 21-56-38 **DATE:** November 6, 2003

COMMISSION DISTRICT: 9 ITEM NO.: B

A. INTRODUCTION

o REQUEST:

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o SUMMARY OF REQUEST:

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU, Interim District.

o LOCATION:

The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

o <u>SIZE:</u> 1.35 gross acres.

o IMPACT:

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

NEIGHBORHOOD CHARACTERISTICS: D.

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; single family residence

Agriculture

SOUTH: AU; single family residence

Agriculture

GU; vacant EAST:

Agriculture

WEST: AU; vacant

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

SITE AND BUILDINGS: E.

Site Plan Review:

(no plans submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

N/A

Compatibility:

Unacceptable

Landscape Treatment:

N/A N/A

Open Space:

N/A

Buffering: Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A N/A

Service Areas:

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

 the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and
- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:
 - ninety percent (90%) of the lot area required by the underlying district regulations; or
 - the average area of the developed lots in the immediate vicinity within the same zoning district; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations;

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Jorge & Nancy Hernandez Z02-286 Page 6

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area. This application was deferred from the June 19, 2003 and July 24, 2003 meetings upon the request of the Director of the Department of Planning and Zoning. The Department conducted a study of the Bonanza Ranch area and an ownership map was prepared for same. This area is designated in the CDMP for Agricultural use which requires lots to contain a minimum lot area of 5 acres gross. A tentative plat dated April 1973 was found for Bonanza Ranch Estates. An ordinance has been prepared and is pending before the Board of County Commissioners that will grandfather lots within this subdivision.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 362' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land

division in the area. Staff has researched the AU and GU affidavit records and the zoning hearings records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. A GU affidavit was found to confirm that the property to the north is a legal building site and was lawfully parcelized. However, no records were found to affirm that the properties to the east, west, and south were lawfully parcelized. Staff notes that property appraiser folio records show that parcels on those three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since 3 sides of the subject property (east, west, and south) are not legal building As such, this application is inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Notwithstanding the aforementioned, staff recommends deferral of this application pending the outcome of the aforementioned pending ordinance.

RECOMMENDATION: Deferral. I.

CONDITIONS: None. J.

11/18/02 DATE INSPECTED: 11/26/02

DATE TYPED: 12/11/02; 01/03/03; 03/26/03; 04/11/03; 05/21/03; 06/10/03; 06/23/03; DATE REVISED:

10/08/03

DATE FINALIZED: 10/08/03

DO'QW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

October 22, 2003

SUBJECT:

C-14 #Z2002000286-Revised

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-14 #Z2002000286-Revised Jorge & Nancy Hernandez

Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. # LOS present LOS w/project 9912 SW 232 St. e/o Krome Ave. C C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

	,0	
CHECKED BY	AMOUNT OF FEE \$	FEB 2 1 2003
RECEIPT#		ZONING HEARINGS SECTION
DATE HEARD: 01/28/0	13	MIAMI-DADE PLANNING AND ZONING DEPT.
BY CZAB #14		61
		DATE RECEIVED STAMP

Cha	est be completed in accordance was presented in accordance was presented by the code of Miami-Date or before the Deadline Date presented in accordance was presented in accordance with the complete presented in accordance with the code of the code	rith the "Instruction for Filing an Appeal" and in de County, Florida, and return must be made scribed for the Appeal.
RE: Hearing No.	Z02-286 (02-12-CZ 14-2)	
Filed in the na	ame of (Applicant) <u>Jorge & Nancy</u>	y Hemandez
Name of App	ellant, if other than applicant Dire	ctor, Dept. of Planning & Zoning
Address/Location of	APPELLANTS property: 111 NW	/ 1 st St., 11 th floor, Miami, Fla. 33128
	Application being Appealed (Exp	
hereby respectfully a Board with reference Chapter 33 of the County Commission	to the above subject matter, and to the above subject matter, and to de of Miami-Dade County, Florid ers for review of said decision. of the Community Zoning Appeals	mi-Dade County Community Zoning Appear in accordance with the provisions contained i da, hereby makes application to the Board o The grounds and reasons supporting th
The Committee Miami Dade	unity Zoning Appeals Board-14 of County Comprehensive Develop	decision is inconsistent with the oment Master Plan
2. The CZAB	- 14's decision does not comply	with the site development option

standards adopted pursuant to Ordinance No. 02-138.

Date: 21st day of February	, year. <u>2003</u>	-	
Signed	Dian	e all	
	Diane O'Quin	n Williams	
	Diane o Quin	Print Name	
		·	
•	111 N.W. Fir	st Street, Miami, Mailing Addres	FL 33128_
	٠.	Midning / Mai.	•
		· · · · · · · · · · · · · · · · · · ·	·
	205-275-2940	305-375-	2795
	305-375-2840 Phone	Fax	
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an			
association or other entity, so indicate:		Representing	
·		Signature	
		O.g.(2)	
		Print Name	
		Address	
	City	State	Zip
		Telephone Number	
Subscribed and Sworn to before me on the	day of _	,	year
	•	Notary Public	
	((stamp/seal)	
		Commission expires:	

RESOLUTION NO. CZAB14-3-03

WHEREAS, JORGE & NANCY HERNANDEZ applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ½of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the

Alternative Site Development Option, was offered by Charlie McGarey, seconded by Don

Jones, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence Charlie McGarey Dr. Pat Wade	aye
Mabel G. Dijkstra	absent		aye
Don Jones	aye		aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14 that the requested be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 02-12-CZ14-2 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



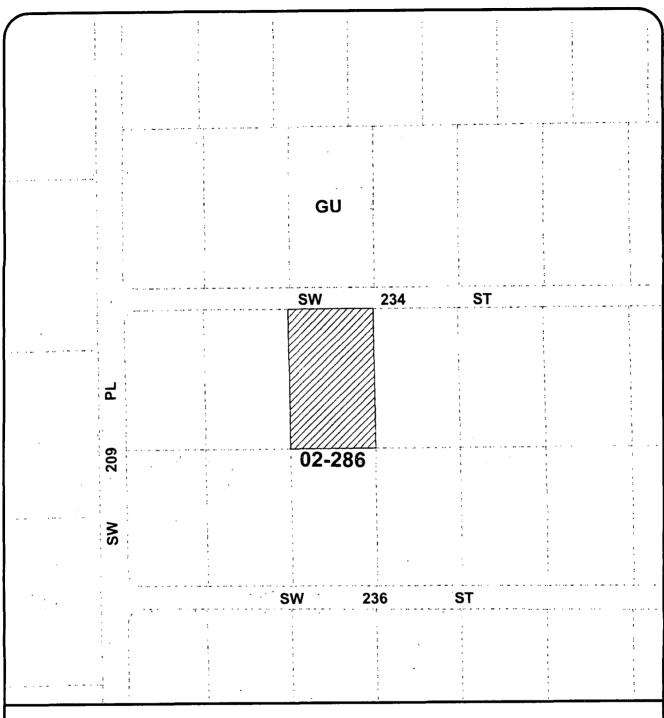
TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

DATE	HEARING NUMBER
11/6/2003	02-286
APPLICANT	ADDRESS
Jorge & Nancy Hernandez	South side of SW 234 ST and Approx. 362' east of SW 209 Place, Miami-Dade County. Fl.

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



MIAMI-DADE COUNTY

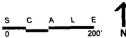
HEARING MAP

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

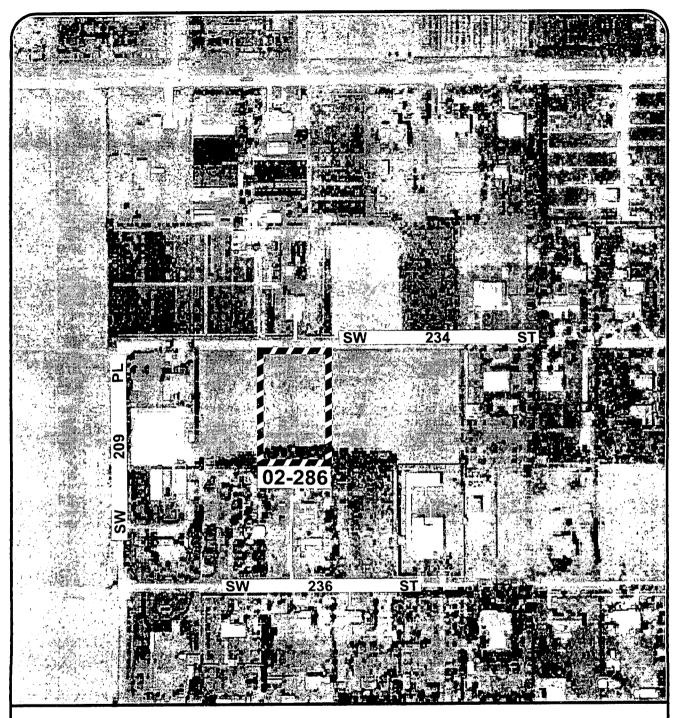
District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





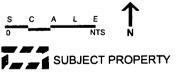
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: NTS





B. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286) BCC/District 9 Hearing Date: 7/24/03

Property	Owner (if different from a	applicant) <u>Same.</u>			
	n option to purchase □ quest? Yes □ No ☑]/ lease □ the property pred	dicated on the	approval of the	;
Disclosure	e of interest form attache	d? Yes □ No			
	<u>Previous</u>	Zoning Hearings on the Pro	operty:		
<u>Year</u>	Applicant	Request	Board	Decision	
				NONE	

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 14 MOTION SLIP

Applicant Name: JORGE & NANCY HERNAND	DEZ		
	_		
Representative: None	Objectors: None		
Hearing No. 02-12-CZ14-2 (02-286)	Hearing Date: December 17, 2002		
Resolution No. CZA	B1402		
Motion: Per Department	Standard Conditions:		
Per DIC	Deferred to: 1/23/02		
Approved as Requested	Withdrawal		
Denied Without Prejudice			
Other: At County's Exp			
Revised plans accepted? YES			
Covenant accepted? YES	**************************************		
	Yes No Absent		
Samuel L. Ballinger			
Mabel G. Dijkstra			
Don Jones 5			
Curtis Lawrence	+ V		
Charlie McGarey M			
Dr. Pat Wade	+		
Wilbur B. Bell			
VOTE: 4 TO	<u>O</u>		

EXHIBITS: YES ____ NO ___

County Attorney:	Thomas	Rober	Tson
County Attorney	· · · · · · · · · · · · · · · · · · ·		2

DATE: April 24, 2003

#Z-

APPLICANT: 2. Jorge & Nancy Hernandez - (02-12-CZ14-2/02-286)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				x
Diaz		x		
Ferguson				x
Heyman		х		
Martinez		х		
Morales				X
Moss	m	x		
Rolle		x		
Seijas				X
Sorenson	s	x		
Sosa		х	<u> </u>	
Souto				x
Chair Carey-Shuler		х		
TOTAL		8	0	5

DATE: 6/19/2003

#Z-

APPLICANT: C. JORGE & NANCY HERNANDEZ

MOTION:

(02-12-CZ14-2/02-286) DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Jorge & Nancy Hernandez PH: Z02-286 (02-12-CZ14-2)

SECTION: 21-56-38 **DATE:** June 19, 2003

COMMISSION DISTRICT: 9 ITEM NO.: C

A. INTRODUCTION

o **REQUEST**:

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU, Interim District.

o LOCATION:

The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

o SIZE: 1.35 gross acres.

o <u>IMPACT:</u>

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; single family residence

Agriculture

SOUTH: AU; single family residence

Agriculture

EAST: GU; vacant

Agriculture

WEST: AU; vacant

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review: (no plans submitted)

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
N/A
Urban Design:
N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The lot area, frontage, or depth for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

 the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and
- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations;

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 362' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearings records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. A GU affidavit was found to confirm that the property to the north is a legal building site and was lawfully parcelized. However, no records were found to affirm that the properties to the east, west, and south were lawfully parcelized. Staff notes that property appraiser folio records show that parcels on those three sides of the subject parcel appear to be parcelized in a manner similar to the subject

lot size. However, the subject site does not meet the three sided rule per the zoning records since 3 sides of the subject property (east, west, and south) are not legal building As such, this application is inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends approval of the appeal, and denial without prejudice of this application or deferral pending direction by the Board of County Commissioners on how to address the existing ownership pattern in this area.

I. RECOMMENDATION:

Approval of the appeal and denial without prejudice of the application or deferral.

J. **CONDITIONS**: None.

DO'QW:AJT:MTF:REM:JDR

DATE INSPECTED: 11/18/02 **DATE TYPED:** 11/26/02

DATE REVISED: 12/11/02; 01/03/03; 03/26/03; 04/11/03; 05/21/03; 06/10/03

DATE FINALIZED: 06/10/03

Diane O'Quinn Williams, Director

Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

November 14, 2002

SUBJECT:

C-14 #Z2002000286

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

M Rohn

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

.. _-14 #Z20020C0286 Jorge & Nancy Hernandez Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



DEPi.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. # LOS present LOS w/project 9912 SW 232 St. e/o Krome Ave. C C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY	AMOUNT OF FEE \$	DECETA E
RECEIPT#		ULL FEB 2 1 2003
DATE HEARD: 01/28	703	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
BY CZAB #14	·	ВУ
	•	DATE RECEIVED STAMP
************	*************	
accordance with Chi	ust be completed in accordance wapter 33 of the Code of Miami-Dan or before the Deadline Date pres	ith the "Instruction for Filing an Appeal" and in de County, Florida, and return must be made scribed for the Appeal.
RE: Hearing No.	Z02-286 (02-12-CZ 14-2)	
Filed in the n	ame of (Applicant) <u>Jorge & Nanc</u>	y Hemandez
Name of App	pellant, if other than applicant Dire	ctor, Dept. of Planning & Zoning
		1st St., 11th floor, Miami, Fla. 33128
	of Application being Appealed (Exp	
Appellant (name): Description Appellant (name): Description Board with reference Chapter 33 of the County Commission	rector, Dept. of Planning & Zoning appeals the decision of the Mias to the above subject matter, and ode of Miami-Dade County, Florings for review of said decision of the Community Zoning Appeal	mi-Dade County Community Zoning Appeals in accordance with the provisions contained in da, hereby makes application to the Board of The grounds and reasons supporting the

- 1. The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan
- 2. The CZAB 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

Date: 21st day of February	, year. <u>2003</u>	
Signed	, year. <u>2003</u> <u>Diane</u>	adu
	Diane O'Quinn	Williams
	•	Print Name
	111 N D Pince	Street, Miami, FL 33128
	III N.W. FIIBL	Mailing Address
·		
	305-375-2840	305-375-2795
	Phone	Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an		
association or other entity, so indicate:		Representing
•		Signature
		Print Name
		Address
	City	State Zip
	Tel	ephone Number
Subscribed and Sworn to before me on the	day of	, year
	No	tary Public
	(sta	amp/seal)
	Co	mmission expires:

RESOLUTION NO. CZAB14-3-03

WHEREAS, JORGE & NANCY HERNANDEZ applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE 1/20f Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the

Alternative Site Development Option, was offered by Charlie McGarey, seconded by Don

Jones, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14 that the requested be and the same are hereby approved.

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CZAB14-3-03

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 02-12-CZ14-2 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Jorge & Nancy Hernandez	South side of SW 234 ST and Approx. 362' east of SW 209 Place,
APPLICANT	Miami-Dade County. Fl. ADDRESS
07/24/2003	02-286
DATE	HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



April 2, 2003

ENFORCEMENT HISTORY

APPLICANT: Jorge J. Hernandez & Nancy C. Hernandez

ADDRESS: 1.25 acres on the south side of SW 234 Street & 1427 feet west of SW 207

Avenue. Folio no. 30-6821-000-0740

HEARING NUMBER: 02-286

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

No change in status. Updated on 6/4/03 Jan. 6/4/03

Prepared by: Roberto A. Rodriguez

Code Enforcement Officer I Enforcement Section, DERM

(305) 372-6902

TO: Diane O'Quinn Williams, Director

Department of Planning and Zoning

ATTN: Franklin Gutierrez, Agenda Coordinator

FROM: Carlos Alvarez, Director

Miami-Dade Police Department

DATE:

June 18, 2003

SUBJECT: Statistical Data for Police

Grids 0052, 1062, 1761,

2353, 2363

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six areas. These areas are located in police grids 0052, 1062, 1071, 2353 and 2363. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

(

Philips Pearman, Trustee; Hearing (02-262). Grid 52 Location: The southwest corner of NE 26 Avenue and NE 211 Terrace.

Grid 1062 Funeral Services Acquisition; Hearing (02-319). Location: Lying on the west side of theoretical NW 102 Avenue and south of NW 33 Street.

Grid 1761 Lorena Marmol and Denise Catoira; Hearing (02-328). Location: 1209 Sunset Drive.

Grid 2353 Goulds, LLC, (02-236). Location: Lying 150' east of SW 112 Avenue and on the south side of SW 224 Street.

Grid 2363 Gary and Roxana Sloan; Hearing (02-285). Location: The south side of SW 234 Street and lying approximately 1,064' west of SW 207 Avenue.

Grid 2363 Jorge and Nancy Hernandez; Hearing (02-286). Location: The south side of SW 234 Street and approximately 362' east of SW 209 Place.

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through May of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery,

aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

Grid	Total Call	s-For-Service	Total Par	I & II Crimes
	2002	2003 (Jan-May)	2002	2003 (Jan-May)
52	1529	571	81	31
1062	936	334	70	32
1761	898	381	61	27
2353	2009	806	212	77
2363	57	23	3	2

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

- 1. Area Grid Map
- 2. Total CFS by Grid, 2002, 2003 (Jan-May)
- 3. Part I & II Crimes, 2002, 2003 (Jan-May)

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	-	2272	SW 208 S 2273	2274	2275	2276	1	2278	2279	2280	2281		2283	2284	2285	2286	2287	2288	2289¥ 22	2290
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	SW 222 AN	2332	2333	2334	2335	2336	, ER	2337	2338 SW 232	2339 ST	2340 2341	2342	2343	2344	2345	2346 ER PALM D	2347	2348	2349	2350
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1		2387	2388 SW 248 S	2389	2390	2391	2392	2393 SW 248	2394	2395	2396	2397	2398	2399 MUT PALM	2400 DR	2401 <u>4</u>	2402	2403	2404	2406
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+ +	5543	2543 sw 296 S	2544	2545	2546	2547	2548	2549	2550	2551 ,257			2554		2556	2557	2558 SW 296	SI	5559	
31	DG		2566 SW 304 3	2567 ST		2569	2570	2571	5571		2573; EZ/99			1	2578	257	79 2599	2559	2	<u>.</u> מא
j	5584	2584	2585	2586	2587 SW 312 S	2588 ST	2589	2590	2591	2592	2593	_ ,↓ 2594	259 5595		2597	2598	2.353	-	1	1
	5605	2605 ≩	2606	2607 SW 320	2608	2609	2610	2611	2612		13 M C 2	2615 MOWR	v no	i	2618	2619	2620	2621 Sw 320	5621	N.S.
\A\	5627	2627 ₈		2629	2630	2631	2632	2633 ,2661	2634	2635		263 /2639		2641 0 564		1,]_	2644	2645 %	2646	2647 SW 30-5
SW 227	5655	2655	2656	2657	2658	2659	2660	5661	2662	12	664 266	/ <u>`</u>	66 HOM	F\$TEAE	2669 %	5670		2672	2673	29% 20%
ار ا	5682	26820	2683 SW 344	2684 ST	2685	2686	2687	2688	258 9	RIDE CI	2691 2692 PALM		2694	P 2695	2696	2697	2698 2698	2699	2700 2700	700
-		- X	1	7-11	$\overline{-}$	0 1-10		2715	2716	274	2710		יניני	2721	רכלנ	7773	2724	2725	2726	214

Minmi-Dade Police Department Summarized Grid Information By For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	38	SUSPICIOUS PERSON	5
	39	PRISONER	159
	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6

Total Signals for Grid 2353:

2009

Total Reported: 1195

Total Not Reported: 814

2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
	28	VANDALISM	1

Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363.	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1

Total Signals for Grid 2363:

57

Total Reported: 31

Total Not Reported: 26

Total for All Grids: 5429

Miami-Dade Police Department Summarized Grid Information By gnal For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.		AUTO THEFT	16
	25	BURGLAR ALARM RINGING	25
	26	BURGLARY	22
	27	LARCENY	12
	28	VANDALISM	8
	32	ASSAULT	53
	33	SEX OFFENSE	1
	34	DISTURBANCE	71
	36	MISSING PERSON	6
	38	SUSPICIOUS PERSON	2
	39	PRISONER	56
	41	SICK OR INJURED PERSON	6
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	2
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	61
	54	FRAUD	
Tota	al Signa	ls for Grid 2353 : 806	
Tot	al Repo	rted: 506 Total Not Reported	i: 300
2363	3 14	CONDUCT INVESTIGATION	
	15	MEET AN OFFICER	

Miemi-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Grid	Signal Code	Signal Description	Total
2363.	19	TRAFFIC STOP	1
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	1
	34	DISTURBANCE	3
	39	PRISONER	1
	48	EXPLOSION	1
	52	NARCOTICS INVESTIGATION	1

Total Signals for Grid 2363:

Total Reported: 12

Total Not Reported: 11

Total for All Grids: 2115



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

z-236	Grid 2353			
2-65-61	110A - RAPE	2		
ļ	110B - SODOMY	2		
Ì	110C - FONDLING	1		
	1200 - ROBBERY	4		
	130A - AGGRAVATED ASSAULT	26 29		
	2200 - BURGLARY			
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	17		
	230G - SHOPLIFTING ALL OTHERS	21		
ļ	2400 - MOTOR VEHICLE THEFT	5		
	Grid 2353 TOTAL	107 + 105= 212		
7-28	Grid 2363			
2-286	2200 - BURGLARY	1		
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	1		
	Grid 2363 TOTAL	2+1=3		
	Total Part I:	292		



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

Grid 2363 260B - FRAUD CREDIT CARD/ATM	1
Grid 2363 TOTAL	1
Total PARTII:	

Grand Total:

427

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130B', '130B', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0052", "1062", "1761", "2353", "2363")



Part I and Part II Crimes w/o A For Specific Grids From 2003-01-01 Thru 2003-05-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

110A - RAPE		1
130A - AGGRAVATED ASSAULT		8
2200 - BURGLARY		10
230F - SHOPLIFTING FROM A MOTOR VEHICL	F	6
		7
230G - SHOPLIFTING ALL OTHERS		2
2400 - MOTOR VEHICLE THEFT		
	Grid 2353 TOTAL	34 + 43 = 77
Grid 2363		
230G - SHOPLIFTING ALL OTHERS		1
2400 - MOTOR VEHICLE THEFT		1
	Grid 2363 TOTAL	2+0=2
Total Part I:		STATES A LEAF OF THE REAL



MIAMI-DADE POLICE DEPARTMENT art I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-05-31 YEAR: 2003

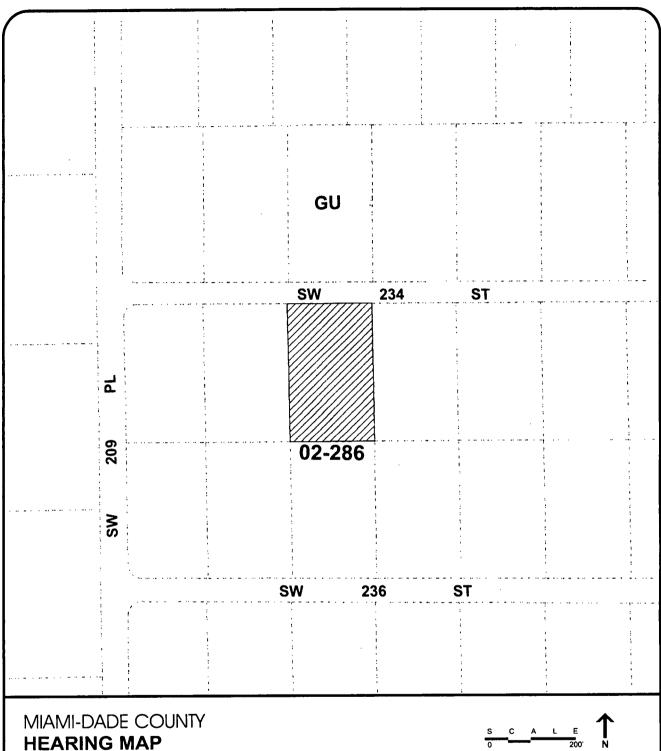
Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

Grand Total:

169

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-06-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130B', '350A', '350B', '130B', '130B',



Section: 21 Township: 56 Range: 38

Process Number: 02000286 **Applicant: JORGE HERNANDEZ**

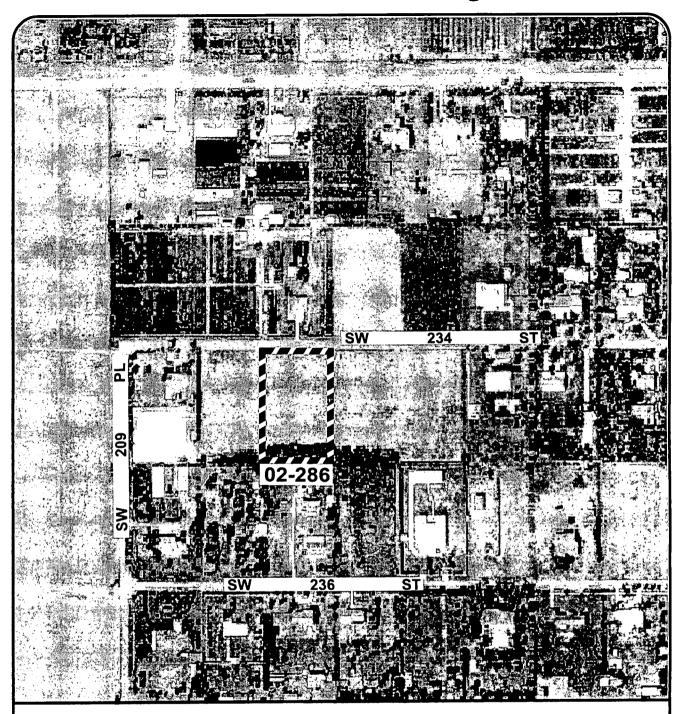
District Number: 09 Zoning Board: C14 **Drafter ID: ALFREDO**

Scale: 1:200'



SUBJECT PROPERTY





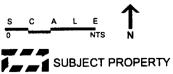
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: NTS





ADDENDUM TO KIT FOR

ITEM B. #02-286

JORGE & NANCY HERNANDEZ

BCC MEETING

0N

JULY 24, 2003



July 11, 2003

ENFORCEMENT HISTORY

APPLICANTS: Jorge J. Hernandez & Nancy C. Hernandez

ADDRESS/LOCATION: 1.25 acres on the south side of SW 234 Street & 1427 feet west

of SW 207 Avenue. Folio no. 30-6821-000-0740

HEARING NUMBER: 02-286

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez

Code Enforcement Officer I Enforcement Section, DERM

(305) 372-6902

C. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286)

BCC/District 9

Hearing Date: 6/19/03

Property Owner (if different from applicant) Same.							
Is there an option to purchase \square / lease \square the property predicated on the approval of the zoning request? Yes \square No \square							
Disclosur	Disclosure of interest form attached? Yes □ No ☑						
Previous Zoning Hearings on the Property:							
<u>Year</u>	Applicant	Request	<u>Board</u>	Decision			
				NONE			

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Jorge & Nancy Hernandez	South side of SW 234 ST and Approx. 362' east of SW 209 Place,		
	Miami-Dade County. Fl.		
APPLICANT	ADDRESS		
06/19/2003	02-286		
DATE	HEARING NUMBER		

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



April 2, 2003

ENFORCEMENT HISTORY

APPLICANT: Jorge J. Hernandez & Nancy C. Hernandez

ADDRESS: 1.25 acres on the south side of SW 234 Street & 1427 feet west of SW 207

Avenue. Folio no. 30-6821-000-0740

HEARING NUMBER: 02-286

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

No change in status. Updated on 6/4/03

Prepared by: Roberto A. Rodriguez

Code Enforcement Officer I Enforcement Section, DERM

(305) 372-6902

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 14 MOTION SLIP

Applicant Name: JORGE & NANCY HERNANI	DEZ ,
Representative: None	Objectors: None
Hearing No. 02-12-CZ14-2 (02-286)	Hearing Date: December 17, 2002
Resolution No. CZA	\B1402
Motion: Per Department	Standard Conditions:
Per DIC	Deferred to: 1/23/02
Approved as Requested	Withdrawal
Denied Without Prejudice	
Other: At County's Ex	×P
Revised plans accepted? YES	
Covenant accepted? YES	
	Yes No Absent
Samuel L. Ballinger Mabel G. Dijkstra	
Don Jones 5	
Curtis Lawrence	
Charlie McGarey M	
Dr. Pat Wade	V
Wilbur B. Bell	
VOTE: TO	
EXHIBITS: YES NO	county Attorney: Thomas Robertso

DATE: April 24, 2003

#**Z**-

APPLICANT: 2. Jorge & Nancy Hernandez - (02-12-CZ14-2/02-286)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				х
Diaz		x		
Ferguson				x
Heyman		х		
Martinez		x		
Morales				х
Moss	m	x		
Rolle		х		
Seijas				х
Sorenson	s	х		
Sosa		х		
Souto				x
Chair Carey-Shuler		х		
TOTAL		8	0	5

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Jorge & Nancy Hernandez

PH: Z02-286 (02-12-CZ14-2)

SECTION:

21-56-38

DATE: June 19, 2003

COMMISSION DISTRICT: 9

ITEM NO .: C

A. INTRODUCTION

o REQUEST:

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o <u>SUMMARY OF REQUEST:</u>

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU, Interim District.

o LOCATION:

The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

o SIZE: 1.35 gross acres.

o <u>IMPACT:</u>

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; single family residence

Agriculture

SOUTH: AU; single family residence

Agriculture

EAST: GU; vacant

Agriculture

WEST: AU; vacant

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:

(no plans submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

N/A

Compatibility:

Unacceptable

Landscape Treatment:

N/A

Open Space:

N/A N/A

Buffering:

Acceptable

Access: Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

 the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and
- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations;

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 362' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearings records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. A GU affidavit was found to confirm that the property to the north is a legal building site and was lawfully parcelized. However, no records were found to affirm that the properties to the east, west, and south were lawfully parcelized. Staff notes that property appraiser folio records show that parcels on those three sides of the subject parcel appear to be parcelized in a manner similar to the subject

lot size. However, the subject site does not meet the three sided rule per the zonina records since 3 sides of the subject property (east, west, and south) are not legal building As such, this application is inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends approval of the appeal, and denial without prejudice of this application or deferral pending direction by the Board of County Commissioners on how to address the existing ownership pattern in this area.

I. RECOMMENDATION:

Approval of the appeal and denial without prejudice of the application or deferral.

J. **CONDITIONS**: None.

DO'QW:AJT:MTF:REM:JDR

DATE INSPECTED: 11/18/02 **DATE TYPED:** 11/26/02

DATE REVISED: 12/11/02; 01/03/03; 03/26/03; 04/11/03; 05/21/03; 06/10/03

DATE FINALIZED: 06/10/03

Diane O'Quinn Williams, Director

Miami-Dade County Department of Planning and Zoning



MEMORANDUM T



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

November 14, 2002

SUBJECT:

C-14 #Z2002000286

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

M Robert

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

_-14 #Z2002000286 Jorge & Nancy Hernandez Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #
9912 SW 232 St. e/o Krome Ave.

LOS present LOS w/project
C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE \$	RECEIVED
RECEIPT#	ZONING HEARINGS SECTION
DATE HEARD: 01/28/03	MIAMI-DADE PLANNING AND ZONING DEPT.
BY CZAB #14	
· ·	
	DATE RECEIVED STAMP
**************	************
This Appeal Form must be completed in accordan accordance with Chapter 33 of the Code of Miam to the Department on or before the Deadline Date	ce with the "Instruction for Filing an Appeal" and in in-Dade County, Florida, and return must be made prescribed for the Appeal.
RE: Hearing No. <u>Z02-286 (02-12-CZ 14-2)</u>	
Filed in the name of (Applicant) Jorge & N	lancy Hemandez
Name of Appellant, if other than applicant	Director, Dept. of Planning & Zoning
Address/Location of APPELLANT'S property: 111	NW 1 st St., 11 th floor, Miami, Fla. 33128
Application, or part of Application being Appealed	
Board with reference to the above subject matter, Chapter 33 of the Code of Miami-Dade County.	Miami-Dade County Community Zoning Appeals and in accordance with the provisions contained in Florida, hereby makes application to the Board of sion. The grounds and reasons supporting the
The Community Zoning Appeals Board- Miami Dade County Comprehensive Dev	-14 decision is inconsistent with the relopment Master Plan

2. The CZAB - 14's decision does not comply with the site development option

standards adopted pursuant to Ordinance No. 02-138.

Date: 21st day of February	, year: <u>2003</u>		
Signed	Diane	oolle	
	Diane O'Quinn Williams		
	Print Name 111 N.W. First Street, Miami, FL 33128		
•	·.	Mailing Address	
	•		
	305-375-2840	305-375-2795	
	Phone	Fax	
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:			
		Representing	
e e e e e e e e e e e e e e e e e e e			
·		Signature	
		Print Name	
		•	
		Address	
	City	State Zip	
	Т	elephone Number	
Subscribed and Sworn to before me on the	day of	, year	
	N	otary Public	
	(\$	stamp/seal)	
	c	Commission expires:	

RESOLUTION NO. CZAB14-3-03

WHEREAS, JORGE & NANCY HERNANDEZ applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE 1/2 Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the

Alternative Site Development Option, was offered by Charlie McGarey, seconded by Don

Jones, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14 that the requested be and the same are hereby approved.

21-56-38/02-286 Page No. 1 CZAB14-3-03

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 02-12-CZ14-2 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

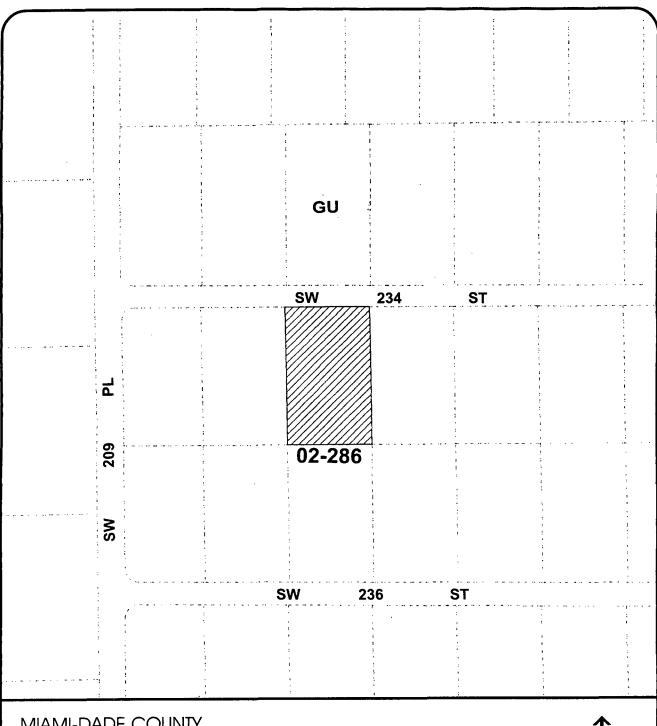
IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL





MIAMI-DADE COUNTY

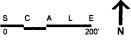
HEARING MAP

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ District Number: 09

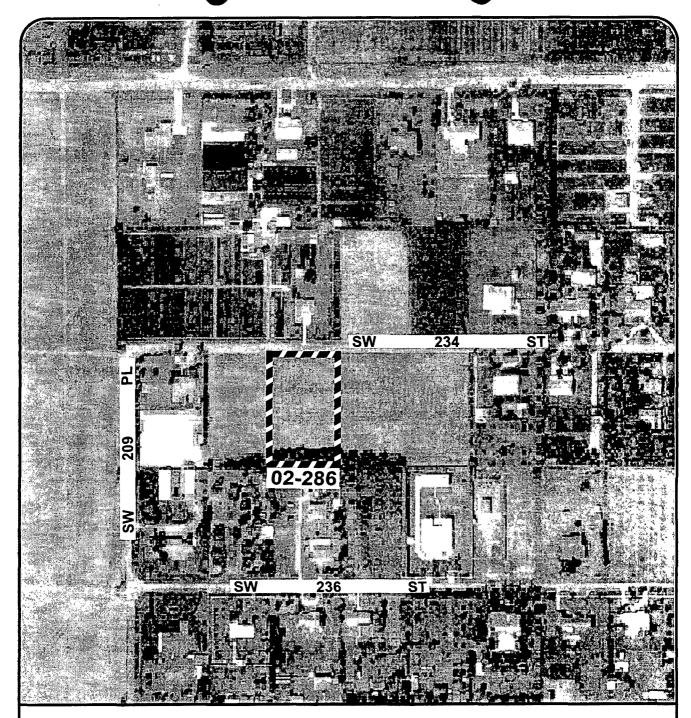
Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





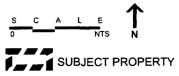
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO

Scale: NTS





2. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286) BCC/District 9 Hearing Date: 4/24/03

Property	Owner (if different from a	pplicant) <u>Same.</u>		
	n option to purchase ☐ quest? Yes ☐ No	/ lease □ the property pred	dicated on the	approval of the
Disclosure	e of interest form attached	d? Yes □ No ☑		
	Previous	Zoning Hearings on the Pro	perty:	
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Jorge & Nancy Hernandez	South side of SW 234 ST and	
	Approx. 362' east of SW 209 Place,	
•	Miami-Dade County. Fl.	
APPLICANT	ADDRESS	
4/24/2002	02-286	
4/24/2003		
DATE	HEARING NUMBER	

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



April 2, 2003

ENFORCEMENT HISTORY

APPLICANT: Jorge J. Hernandez & Nancy C. Hernandez

ADDRESS: 1.25 acres on the south side of SW 234 Street & 1427 feet west of SW 207

Avenue. Folio no. 30-6821-000-0740

HEARING NUMBER: 02-286

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez

Code Enforcement Officer I

Enforcement Section, DERM

(305) 372-6902

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 14 MOTION SLIP

Applicant Name: JORGE & NANCY HERNANDEZ

Representative:	Objectors: None
Hearing No. 02-12-CZ14-2 (02-286)	Hearing Date: December 17, 2002
Resolution No	o. CZAB1402
Motion: Per Department	Standard Conditions:
Per DIC	Deferred to: 1/23/02
Approved as Requested	Withdrawal
Denied Without Prejudice	
Other: At County's	•
Revised plans accepted? YES	
Covenant accepted? YES	
	Yes No Absent
Samuel L. Ballinger	V,
Mabel G. Dijkstra	
Don Jones 5	
Charlis McCares 110	
Charlie McGarey M	
Wilbur B. Bell	
	TO ()

EXHIBITS: YES __ NO __ County Attorney: Thomas Robertson

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Jorge & Nancy Hernandez PH: Z02-286 (02-12-CZ14-2)

SECTION: 21-56-38 **DATE:** April 24, 2003

COMMISSION DISTRICT: 9 ITEM NO.: 2

A. INTRODUCTION

o REQUEST:

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU, Interim District.

o LOCATION:

The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

o SIZE: 1.35 gross acres.

o <u>IMPACT:</u>

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

Jorge & Nancy Hernandez Z02-286 Page 2

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; single family residence

Agriculture

SOUTH: AU; single family residence

Agriculture

EAST: GU: vacant

Agriculture

WEST: AU: vacant

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:

(no plans submitted)

Scale/Utilization of Site:

Unacceptable N/A

Location of Buildings: Compatibility:

Unacceptable

Landscape Treatment:

N/A

Open Space:

N/A N/A

Buffering: Access:

Acceptable

Parking Layout/Circulation:

N/A N/A

Visibility/Visual Screening: Energy Considerations:

N/A

Roof Installations:

N/A N/A

Service Areas: Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The lot area, frontage, or depth for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

• the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and
- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU of GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations;

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
Schools
No comment

H. ANALYSIS:

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 362' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearings records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. A GU affidavit was found to confirm that the property to the north is a legal building site and was lawfully parcelized. However, no records were found to affirm that the properties to the east, west, and south were lawfully parcelized. Staff notes that property appraiser folio records show that parcels on those three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since three sides of the subject property (east, west, and south) are not legal building sites. As such, this application is inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The

Jorge & Nancy Hernandez Z02-286 Page 7

new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with said standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends approval of the appeal, and denial without prejudice of this application.

I. RECOMMENDATION:

Approval of the appeal and denial without prejudice of the application.

J. <u>CONDITIONS:</u>

None.

DATE INSPECTED:

11/18/02

DATE TYPED:

11/26/02

DATE REVISED:

12/11/02; 01/03/03; 03/26/03; 04/11/03

DATE FINALIZED:

04/11/03

DO'QW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

SUBJECT:

November 14, 2002

C-14 #Z2002000286

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director **Environmental Resources Management**

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. 12

.. _:-14 #Z2002000286 Jorge & Nancy Hernandez Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. # LOS present LOS w/project 9912 SW 232 St. e/o Krome Ave. C C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE \$	RECEIVED
RECEIPT#	ULL FEB 2 1 2003
DATE HEARD: 01/28/03	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
BY CZAB #14	BY
	DATE RECEIVED STAMP

This Appeal Form must be completed in accordance accordance with Chapter 33 of the Code of Miamito the Department on or before the Deadline Date p	-Dade County, Florida, and return must be made
RE: Hearing No. <u>Z02-286 (02-12-CZ 14-2)</u>	
Filed in the name of (Applicant) Jorge & Na	incy Hemandez
Name of Appellant, if other than applicant [Director, Dept. of Planning & Zoning
Address/Location of APPELLANT'S property: 111	NW 1 st St., 11 th floor, Miami, Fla. 33128
Application, or part of Application being Appealed (I	Explanation) Entire application
Appellant (name): <u>Director, Dept. of Planning & Zor</u> hereby respectfully appeals the decision of the M Board with reference to the above subject matter, a Chapter 33 of the Code of Miami-Dade County, F County Commissioners for review of said decisi reversal of the ruling of the Community Zoning App (State in brief and concise language).	Miami-Dade County Community Zoning Appeals and in accordance with the provisions contained in lorida, hereby makes application to the Board of ion. The grounds and reasons supporting the
The Community Zoning Appeals Board-1 Miami Dade County Comprehensive Deve	

The CZAB - 14's decision does not comply with the site development option

standards adopted pursuant to Ordinance No. 02-138.

2.

APPELLANT MUST SIGN THIS

Date: 21st day of February	, year: <u>2003</u>	_	
Signed		e alle	
	Diane O'Quin	n Williams	
		Print Name	
	ili N.W. Fir	st Street, Miami,	FL 33128
		Mailing Addres	
	305-375-2840	305-375-2	2795
	Phone	Fax	
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:			
25500121011 01 01101 011115, 011115		Representing	
		Signature	
		Print Name	
		Address	
	City	State	Zip
	1	elephone Number	
Subscribed and Sworn to before me on the	day of _	, у	ear
		Notary Public	
	(stamp/seal)	
•	,	Commission evnires:	

RESOLUTION NO. CZAB14-3-03

WHEREAS, JORGE & NANCY HERNANDEZ applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ½of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the

Alternative Site Development Option, was offered by Charlie McGarey, seconded by Don

Jones, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14 that the requested be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 02-12-CZ14-2 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

21-56-38/02-286 Page No. 2 CZAB14-3-03

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

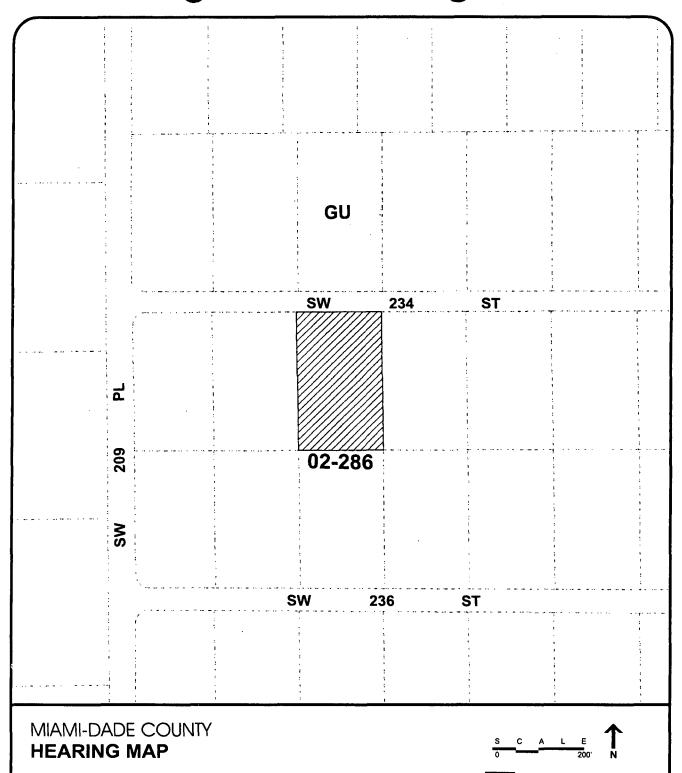
IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL





Section: 21 Township: 56 Range: 38

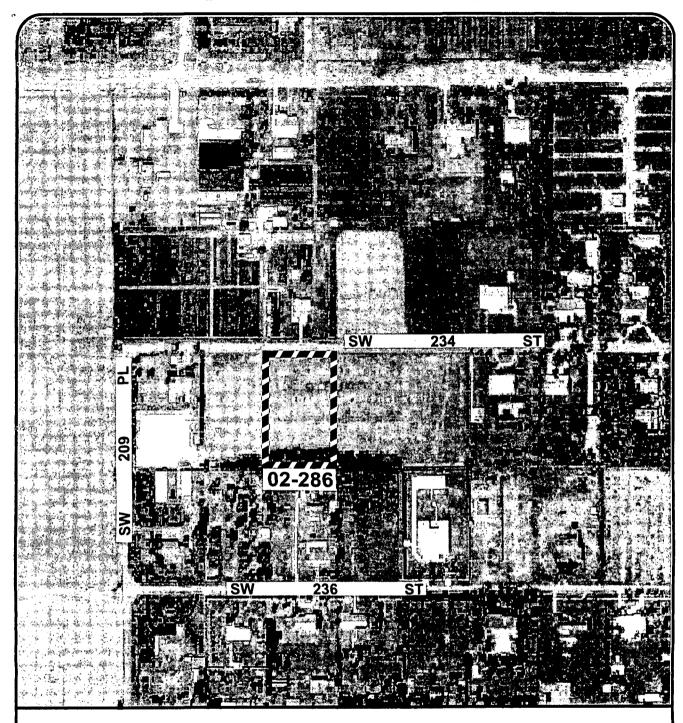
Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'

SUBJECT PROPERTY





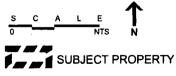
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: NTS





C. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286) Area 14/District 9 Hearing Date: 1/28/03

Property	Owner (if different from a	pplicant) <u>Same.</u>		
Is there an option to purchase $\ \square/\ $ lease $\ \square$ the property predicated on the approval of the zoning request? Yes $\ \square$ No $\ \square$				
Disclosure of interest form attached? Yes □ No ☑				
Previous Zoning Hearings on the Property:				
<u>Year</u>	Applicant	Request	Board	Decision
		•		NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Jorge & Nancy Hernandez	South side of SW 234 ST and Approx. 362' east of SW 209 Place,
	Miami-Dade County. Fl.
APPLICANT	ADDRESS
1/28/2003	02-286
DATE	HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of January 3, 2003

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 14 MOTION SLIP

Applicant Name: JORGE & NANCY HERNANDEZ			
Represer	ntative: None	Objectors: None	
Hearing No. 02-12-CZ14-2 (02-286)		Hearing Date: December 17, 2002	
	Resolution No. CZAI	31402	
Denied W Denied W Other:	as Requested ithout Prejudice ith Prejudice At	Standard Conditions: Deferred to:1/2_8/0_2 Withdrawal	
Covenant	Samuel L. Ballinger Mabel G. Dijkstra Don Jones 5 Curtis Lawrence Charlie McGarey M Dr. Pat Wade Wilbur B. Bell		
EXHIBITS	YES NO	County Attorney: Thomas Robertson	

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Jorge & Nancy Hernandez PH: Z02-286 (02-12-CZ14-2)

SECTION: 21-56-38 **DATE:** January 28, 2003

COMMISSION DISTRICT: 9 ITEM NO.: C

A. INTRODUCTION

o REQUEST:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o SUMMARY OF REQUEST:

The request will allow the applicants to construct a single-family residence on a lot with less lot area than required.

o LOCATION:

The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

o <u>SIZE:</u> 1.35 gross acres.

o IMPACT:

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.
- 2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; farmed land

Agriculture

SOUTH: AU; single family residence

Agriculture

EAST: GU; vacant

Agriculture

WEST: AU; single family residence

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review: (no plans submitted)

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:

Visibility/Visual Screening:

Energy Considerations:

Roof Installations:

Service Areas:

N/A

Signage:

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The lot area, frontage, or depth for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area.
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations;

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. <u>NEIGHBORHOOD SERVICES:</u>

DERM
Public Works
Parks
No objection
MDTA
No objection
No objection
No objection
No objection
Police
No objection
Schools
No comment

H. ANALYSIS:

This application was deferred from the December 17, 2002 meeting of the Community Zoning Appeals Board-14 to amend an inadvertent error in the address in the advertisement. Said error has been corrected.

The subject property is located on the south side of SW 234 Street and approximately 362' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a

similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearings records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records. As such, this application is inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with said standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends denial without prejudice of this application.

I. **RECOMMENDATION:** Denial without prejudice.

J. CONDITIONS:

None.

DATE INSPECTED:

11/18/02

DATE TYPED:

11/26/02

DATE REVISED:

12/11/02; 01/03/03

DATE FINALIZED:

01/21/03

DO'QW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

November 14, 2002

SUBJECT:

C-14 #Z2002000286

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

.. C-14 #Z2002000286

Jorge & Nancy Hernandez

Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

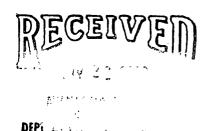
Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #
9912 SW 232 St. e/o Krome Ave.

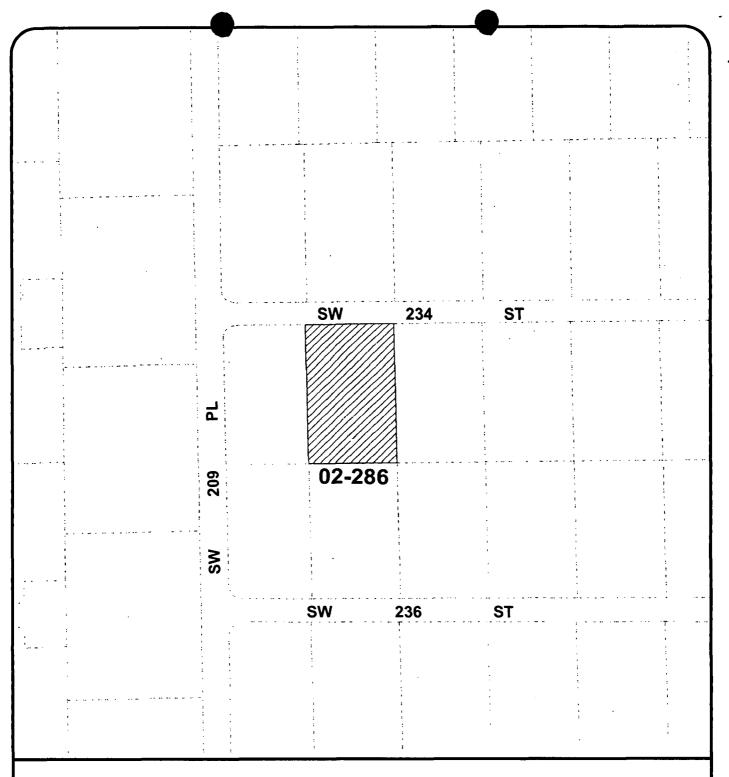
LOS present LOS w/project C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date



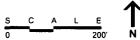
MIAMI-DADE COUNTY **HEARING MAP**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

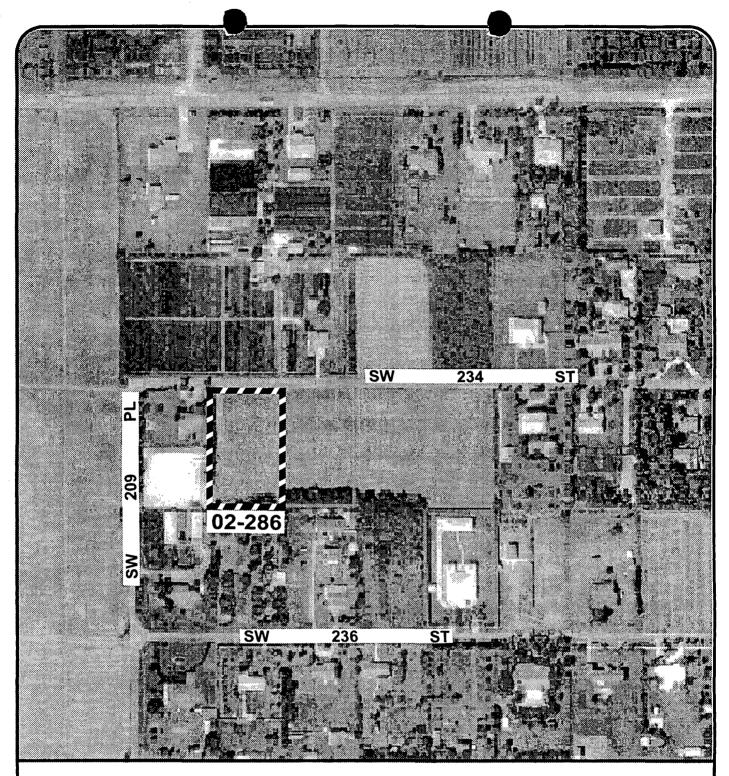
District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY **AERIAL**

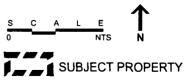
Section: 21 Township: 56 Range: 38

Process Number: 02000286

Applicant: JORGE HERNANDEZ

District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: NTS





2. JORGE & NANCY HERNANDEZ (Applicant)

02-12-CZ14-2 (02-286) Area 14/District 9 Hearing Date: 12/17/02

Property	Owner (if different from a	ipplicant) Same.			
	n option to purchase □ quest? Yes □ No ☑	I/ lease □ the property pr	edicated on the	approval o	of the
Disclosure	e of interest form attache	d? Yes □ No ☑			
	<u>Previous</u>	Zoning Hearings on the P	roperty:		
<u>Year</u>	Applicant	Request	Board	<u>Decision</u>	
				NONE	

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO ENFORCEMENT HISTORY WILL BE DISTRIBUTED AT A LATER DATE

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Jorge & Nancy Hernandez PH: Z02-286 (02-12-CZ14-2)

SECTION: 21-56-38 **DATE:** December 17, 2002

COMMISSION DISTRICT: 9 ITEM NO.: 2

A. INTRODUCTION

o REQUEST:

Applicant is requesting approval to permit a lot with area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

o **SUMMARY OF REQUEST:**

The request will allow the applicants to construct a single-family residence on a lot with less lot area than required.

o LOCATION:

The south side of S.W. 234 Street and approximately 180' east of S.W. 209 Place, Miami-Dade County, Florida.

o SIZE: 1.35 gross acres.

o IMPACT:

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.
- 2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

Jorge & Nancy Hernandez Z02-286 Page 2

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU: farmed land

Agriculture

SOUTH: AU; single family residence

Agriculture

EAST: GU: vacant

Agriculture

WEST: AU; single family residence

Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acres in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:

(no plans submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

N/A

Compatibility:

Unacceptable

Landscape Treatment:

N/A N/A

Open Space:

N/A N/A

Buffering: Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A N/A

Energy Considerations:

N/A

Roof Installations: Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The lot area, frontage, or depth for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area.
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

H. ANALYSIS:

The subject property is located on the south side of SW 234 Street and approximately 180' east of SW 209 Place in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has no objections to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearings records of all the adjacent properties to confirm if said properties are legal

Jorge & Nancy Hernandez Z02-286 Page 5

> building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records. As such, this application is inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with said standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly. staff recommends denial without prejudice of this application.

I. **RECOMMENDATION:** Denial without prejudice.

J. CONDITIONS: None.

 DATE INSPECTED:
 11/18/02

 DATE TYPED:
 11/26/02

 DATE REVISED:
 12/11/02

 DATE FINALIZED:
 12/11/02

DO'QW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

November 14, 2002

SUBJECT:

C-14 #Z2002000286

Jorge & Nancy Hernandez

S/S of SW 234th Street and W/O SW

207th Avenue

NUV of Lot Area Requirements

(1.25 Ac.) 21-56-38

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-14 #Z2002000286 Jorge & Nancy Hernandez

Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z Lynne Talleda, Zoning Hearings- P&Z Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



DEPi.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Jorge & Nancy Hernandez

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

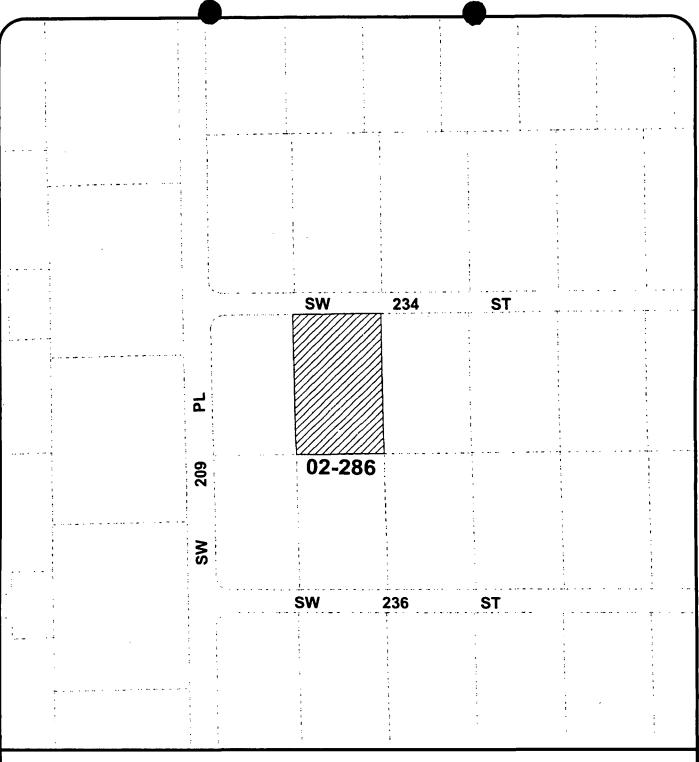
Sta. # LOS present LOS w/project 9912 SW 232 St. e/o Krome Ave. C C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

DEC. 09 2002

Date



MIAMI-DADE COUNTY

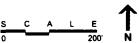
HEARING MAP

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

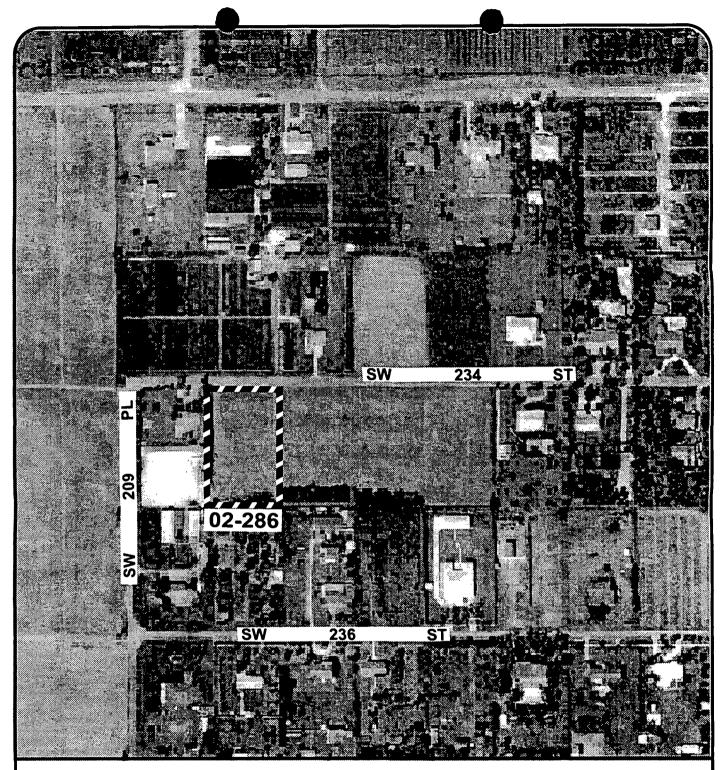
District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: 1:200'



SUBJECT PROPERTY





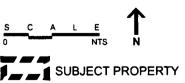
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 56 Range: 38

Process Number: 02000286 Applicant: JORGE HERNANDEZ

District Number: 09 Zoning Board: C14 Drafter ID: ALFREDO

Scale: NTS





Diane O'Quinn Williams, Director TO:

Department of Planning and Zoning

October 23, 2003 DATE:

ATTN:

Franklin Gutierrez, Agenda Coordinator

SUBJECT:

FROM

Carlos Alvarez, Director Miami-Dade Police Department

Received by **Zoning** Agenda Coordinator

OCT 2 7 2003

Police Statistical Data for **Board of County** Commission Meeting on November 6, 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for three locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Gary & Roxana Sloan; Hearing # 02-285 Grid 2363

Location: The south side of SW 234 Street and lying approximately

1,064' west of SW 207 Avenue

Jorge & Nancy Hemandez; Hearing # 02-286 Grid 2363

Location: The south side of SW 234 Street and approximately 362'

east of SW 209 Place

Kendall Properties & Investments, Inc.; Hearing # 02-373 Grids 1507,

Location: East of theoretical SW 187 Avenue and between theoretical 1571,1615,

SW 36 Street and theoretical SW 72 Street 1652,1693

The three attachments represent the above three hearings; each hearing has a grid-map cover sheet showing the location with its respective grid highlighted. Data provided is for Calendar Year 2002 and January through September of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part i & II Crimes information were extracted from the Crime Information Warehouse on October 16, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson. A summary of the information requested is shown below:

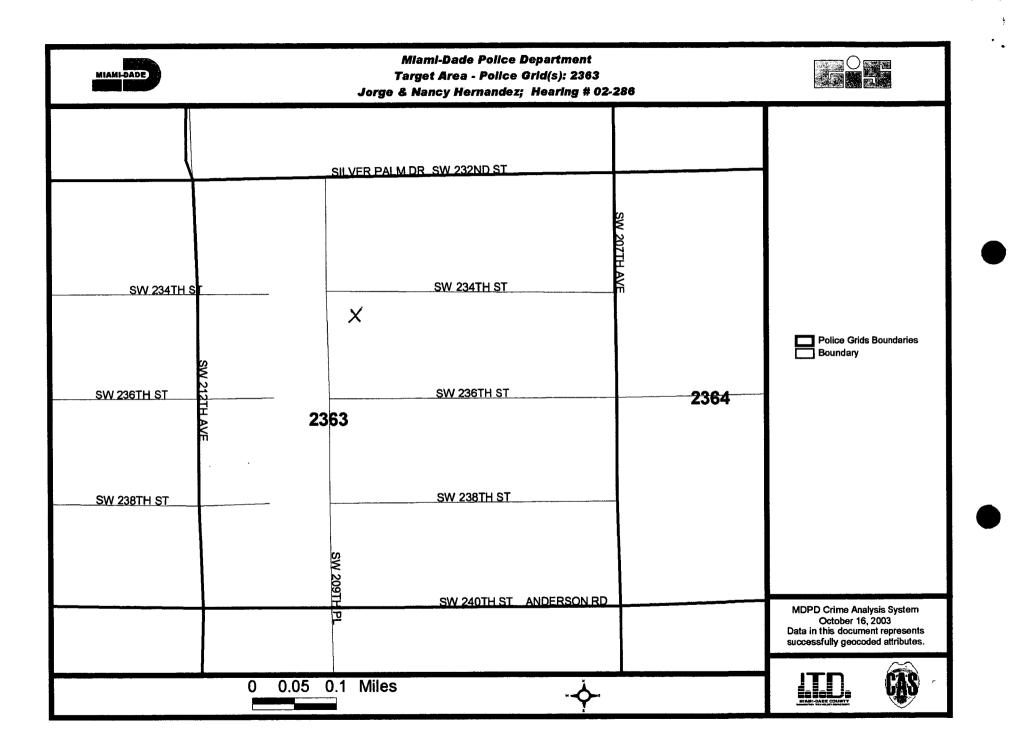
Grid Numbers	Hearing Numbers	Total Calls 2002	For-Service 2003 (Jan-Sep)	Total Part I & II Crimes 2002 2003 (Jan-Sep		
2363	02-285	57	46	3	4	
2363	02-286	. 57	46	3	4	
1507, 1571, 1615, 1652, 1693	02-373	0	0	1	0	

Diane O'Quinn Williams, Director

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par Attachments (3)

Received by
Zoning Agenda Coordinator
OCT 2 7 200 Received by
Zoning Agenda Coordinator
OCT 2 8 2003



Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
	28	VANDALISM	1
	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1

Total Signals for Grid 2363:

57

Total Reported: 31

Total Not Reported: 26

Total for All Grids: 57

Mami-Dade Police Departments Summarized Grid Information By Signal For 2003-01-01 Thru 2003-09-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	5
	15	MEET AN OFFICER	16
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	2
	20	TRAFFIC DETAIL	3
	25	BURGLAR ALARM RINGING	4
	26	BURGLARY	2
	32	ASSAULT	1
	33	SEX OFFENSE	1
	34	DISTURBANCE	4
	39	PRISONER	1
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1
	52	NARCOTICS INVESTIGATION	1
Tota	l Signal	s for Grid 2363 · 46	

Total Signals for Grid 2363:

46

Total Reported: 29

Total Not Reported: 17

Total for All Grids: 46



Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru, 2002-12-31

From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Grid(s): 2363

Crime Information Warehouse

Part I Crimes		Total Crimes	
Grid 2363			
2200 - BURGLARY		1	•
230F - SHOPLIFTING FROM A MOTOR VEHICLE		1	
-	Grid 2363 TOTAL	2	
Total Part I :		2	



Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Grid(s): 2363

PART II Crimes

Grid 2363

260B - FRAUD CREDIT CARD/ATM

1

Grid 2363 TOTAL

1

Total PART II:

1

Grand Total:

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130B', '130B', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2363")

3

Report: X:\CIW\Reports\BPB-PA~2.IMR
Database User ID: q300ciw

Date: 10/16/2003

Crime Information Warehouse

Page 2



Part I and Part II Crimes w/o AOA For Specific Grids

From 2003-01-01 Thru 2003-09-30 YEAR: 2003

Grid(s): 2363

Crime Information Warehouse

Part I Crimes		Total Crimes	
Grid 2363			
2200 - BURGLARY		2	
230G - SHOPLIFTING ALL OTHERS		1	
2400 - MOTOR VEHICLE THEFT		1	
	Grid 2363 TOTAL	4	
Total Part I :		4	

Grand Total:

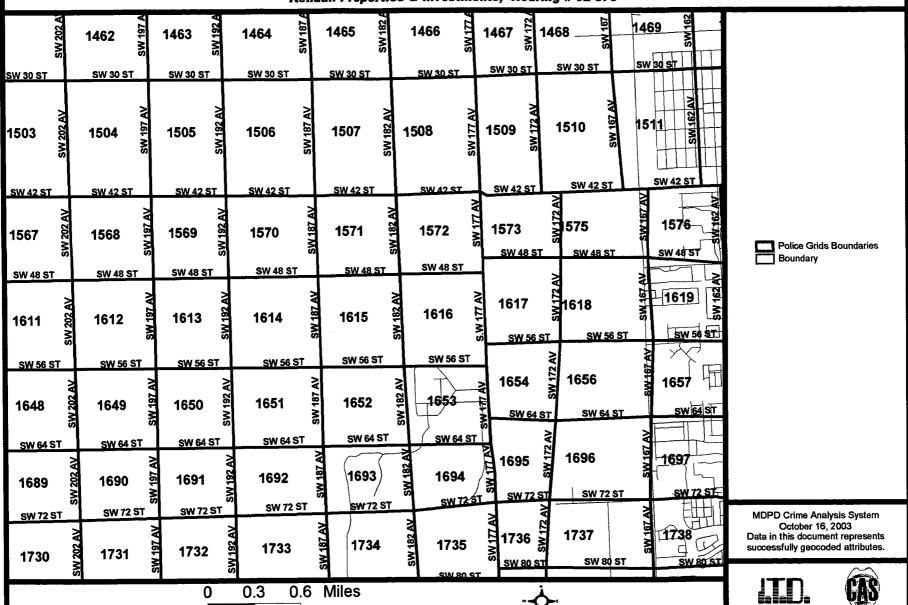
4

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-10-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2363")



Miami-Dade Police Department Target Area - Police Grid(s): 1507, 1571, 1615, 1652, 1693 Kendali Properties & Investments; Hearing # 02-373





Mami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1507", "1571", "1615", "1652", "1693")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total	
Tota	l Signal	s for Grid :		
	l Repor		Not Repo	rted:

Total for All Grids:

Mami-Dade Police Departme Summarized Grid Information By Signal For 2003-01-01 Thru



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01") and (Dis.Grid in ("1507", "1571", "1615", "1652", "1693")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total	
Tota	l Signal	s for Grid:		
Tota	l Repor	ted: Tota	l Not Repo	rted:

Total for All Grids:



Part I and Part II Crimes w/o AOA

For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Grid(s): 1507, 1571, 1615, 1652, 1693

Crime Information Warehouse

Part I Crimes		Total Crimes	
Grid 1652			· · · · · · · · · · · · · · · · · · ·
230G - SHOPLIFTING ALL OTHERS		1	
	Grid 1652 TOTAL	1	
Total Part I :		1	

Grand Total:

1

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130B', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1507", "1571", "1615", "1652", "1693")



Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru YEAR:

Crime Information Warehouse

Grid(s): 1507, 1571, 1615, 1652, 1693

Crimes		Total Crimes	
Grid			
-			
	Grid TOTAL		
Total :			

Grand Total:

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-10-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1507", "1571", "1615", "1652", "1693")



TO:

Diane O'Quinn Williams

Director

Departme

FROM: Rossevelt Bradley, Directo

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

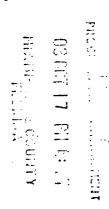
This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



NAME DADE COUNTY DEPT. OF PLANNING & ZONING



TO: Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

			RESOURCE	S RECOVERY	FACILITY			RTI FA	CILITY			LANDFILLS		WHEELABRATOR	
											SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					[1]	[2]			[3]	[4]	[5]	[6]	(7)	[8]	[1]-[8]
2003 •	1,837,000	936,000		17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000		146,000	8,000	1,836,00
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000	0	1,715,50
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000	0	1,715,50
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	0	1,705,50
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	0	1,705,50
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	0	1,705,50
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	0	1,705,50
2010 2011	1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	263,500 263,500		100,000 100,000	0	1,705,50
	1,705,500	· ·					270,000	67,000	27,000	170,000	203,500	395,000	100,000	<u> </u>	1,705,50
	ES RECOVER	•	GARBAGE	TRASH	TIRES	TOTAL									
TOTAL	@ 1.64M		853,000	69,000 270,000	14,000	936,000 270,000		je; 9% Trash, includ	les Tires)						
" TOTAL	@ 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		je; 9% Trash, includ	es Tires)						
" TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	938,000 270,000		e; 9% Trash, includ	es Tires)	•					
TOTAL WA	STE STREAM	PERCENTAG	ES @1.84 MILL	IONS TONS											
SARBAGE	54.3%		997,000						,						
TRASH 44			815,000												
SPECIAL (1 TOTAL	includes Tires)	1.3%	24,000 1,837,000							•					

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

•	Ashfill	South Dade	North Dade	WMI ****	
Year	Capacity *	Capacity **	Capacity ***	Disposed	
Base Capacity	207,000	4,352,000	3,130,000	146,000	
2003	61,000	3,942,000	2,797,000	100,000	
2004	0	3,668,500	2,402,000	188,000	
2005	0	3,395,000	2,007,000	249,000	
2006	0	3,131,500	1,612,000	249,000	
2007	0	2,868,000	1,217,000	249,000	
2008	0	2,604,500	822,000	249,000	
2009	0	2,341,000	427,000	249,000	
2010	0	2,077,500	32,000	249,000	
2011	0	1,702,000	0	500,000	
2012	0	1,294,500	0	500,000	
2013	0	887,000	0	500,000	
2014	0	479,500	. 0	500,000	
2015	0	72,000	0	500,000	
2016	0	. 0	0		
2017	0	0	0		
2018 -	O	0	0		
Total Remaining Years	0	12	6		

- * Ashfill capacity includes ceits 17 and 18; ceits 19-20 have not been constructed. When ceits 17 and 18 are depleted Resources Recovery Plant Ash and Okeelants Ash go to South Dade Landfill and Medley Landfill (VMII).
- South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
- *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- **** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

 All capacity figures are derived from the Capacity of Mismi-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

70:

27 07.174 WE'ND DADE SSA MAT ME

Guillermo E. Olmedillo. Director

Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency
Approval

FROM:

Earl L. Carlton. Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM





			05000000	e pecovery E	ACII ITY			TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	i WMJ	WTI]
l	RESOURCES RECOVERY FACILITY							Landfill	Landfill	Landid	Waste to energy	1			
Year	Wasie Projections (lons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfal	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Garbage [4]	Trash (5)	Garbage/Trast [6]	Trash (7)	Total [1]-[7]
i .					147.000	625.000	196,000	18,000	22,000	156,000	323.000	272,000			
2000	1,746,000	936,000	152,000	12.000			270.000	48.000	27,000	195,000		264,000	140,000	100,000	1.687,000
2001 **	1,687,000	936,000	167.000	11,000		620.000		48.000	27,000	195.000		264,000	140,000	100,000	1,687,000
2002	1.687.000	936,000	167,000	11,000		620.000	270,000	48.000 48.000	27,000	195,000			140.000	• 0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000		620,000	270.000		27,000	195.000		364,000	140,000) 0	1,687,000
2004	1,687,000	936,000	167,000	11,000		520,000		48,000 48,000	27,000	195,000		364,000	140.000	i 0	1,687,000
2005	1,687,000	936,000	167.000	11,000		620,000				195.000		364,000	140,000	i o	1,687,000
2006	1,687,000		167,000	11,000	138,000	620,000		48.000	27.000		1	364,000		i o	1,687,000
2007	1,687,000	1	187,000	11,000	138.000	620,000		48.000	27,000	195.000	1	1			1,687,000
2007	1,887,000		167.000	11.000	138.000	620,000	270,000	48.000	27.000	195,000	230.000	30-,000			

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL & 1.75V	870 000	66.000	\$36,000 (\$3%G/7%T)
		196,000	196,000 (RTI)
" TOTAL & 1 69M	870,000	66,000	936,000 (93%G/7%T)
CIAC & TOWN	•	270,000	270 000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
Wo 100,000 to WTI	•	270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	NS		
GARBAGE 56 4%			952,000
TRASH 43 3%			730,000
SPECIAL 0 3%			5,000
TOTAL			1,687,000

EMAINING CAPACITY BY FACILITY		South Dade	North Dade	South Dade (w/o cell 5)
	Ashfitl	Capacity **	Capacity ***	(ie less 4.4 m tons)
ear	Сараслу *	9,148,000	3,943.000	4,748.000
ase Capacity	3.150.000	5,625,000	3,671,000	4,425,000
000	3,003,000	8,595,000	3,407,000	4,195.000
001	2.865.000	8,365,000	3,143,000	3,985.000
002	2.727.000	8,135,000	2,779,000	3,735.000
003	2.589.000	7,905,000	2,415,000	3,505.000
04	2,451,000	7,675,000	2.051.000	3,275,000
05	2,313.000	7,445,000	1,687,000	3,045,000
06	2.175.000	7,215,000	1,323,000	2.815.000
07	2,037,000	6,985.000	959,000	2,585,000
0B	1.899,000	6.755.000	595,000	2,355,000
09	1.761,000	6,525,000	231,000	2,125.000
10	1,623.900	6,295,000	231,000	1,695,000
11	1,485,000	6,295,000 6,065,000	0	1,665,000
12	1,347,000		0	1,435,000
13	1,209.000	5,835,000	C	1,205,000
114	1.071,000	5,605.000	0	975,000
115	933.000	5,375.000		745,000
115 116	795,000	5.145.000	0	515,000
117	657.000	4,915,000	0	285.000
018	519,000	4.685.000	0	285.000 55,000
119	381.000	4,455.000	C	-175,000
020	243.000	4,225.000	0	-175.000 -405.000
021	105.000	3,995.000	C	-868,000
122	O	3,732.000	0	-1,038,000
	0	3,364.000	0	-1,038,000 -1,404,000
23	ò	2,996,000	Ç	
724	Ď	2,628.000	C·	-1,772.000
25	Ô	2,260,000	0	-2,140.000
026	ê	1,692,000	0	-2,508.000
227	č	1,524,000	0	-2,878,000
028	o O	1,156,000	0	-3,244,000
029	Ů	768,000	0	-3,612.000
030	0	420,000	0	-3,980.000
031"	0	52,000	0	-4,348,000
032		-316.000	0	-4,718,000
033	0	-684,000	0	-5,084,000
034	0	-1,052,000	0	-5.452.000
035	0	-1.420.000	0	-5,820,000
036		-1,788.000	0	-6,168,000
037	0	-2,158,000	0	-6,556,000
035	0	-2,524,000	0	-6,924,000
039	Ĉ.	12,324,000		
	21	32	10	19

"Adhle capacity includes call 17-20 carls 19-20 have not been constructed."
"South Date whiches calls 3, 4 and 5 call 5 has not been constructed. Once aerifie capacity is used up aship one to South Date. Assumes at under so consume capacity whether or not it is used as cover "Horn Date capacity is presented buildout of the facetry. When North Date landle capacity is depleted this his exported Ar capacity (pages as a centred from the Capacity of Nami-Date Campy). Lendles record to present the temporal data capacity (pages as a centred from the Capacity of Nami-Date Campy). Lendles record to present the temporal data capacity (pages as a centred from the Capacity of Nami-Date Capacity Lendles record to present the temporal data of the Capacity of Nami Date Capacity (pages).

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000	Accrued	Total	Need @ 2.75 Acres Per 1000 (Acres)	Exist	ing Local Open S	Total Local	Surplus (Deficit)	Level of	
	Population	Population	Population		Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====				=======================================		*************	=======================================	=======================================	=========	
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79 6.90	2,212.23 763.03	610.99 305.70	1.381 1.668
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	303.70	1.000
====	=======================================	========	=======================================		=======================================	.======================================	==========	========	=======================================	======
TOT	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



BCC

TO: Diane O'Quinn Williams, Director

Department of Planning and Zoning

ATTN: Franklin Gutierrez, Agenda Coordinator

FROM:

Carlos Alvarez, Director

Miami-Dade Police Department

DATE:

June 18, 2003

SUBJECT: Statistical Data for Police

Grids 0052, 1062, 1761,

2353, 2363

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six areas. These areas are located in police grids 0052, 1062, 1071, 2353 and 2363. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

(

- Grid 52 Philips Pearman, Trustee; Hearing (02-262).
 Location: The southwest corner of NE 26 Avenue and NE 211 Terrace.
- Grid 1062 Funeral Services Acquisition; Hearing (02-319).
 Location: Lying on the west side of theoretical NW 102 Avenue and south of NW 33 Street.
- Grid 1761 Lorena Marmol and Denise Catoira; Hearing (02-328). Location: 1209 Sunset Drive.
- Grid 2353 Goulds, LLC, (02-236).
 Location: Lying 150' east of SW 112 Avenue and on the south side of SW 224 Street.
- Grid 2363 Gary and Roxana Sloan; Hearing (02-285).
 Location: The south side of SW 234 Street and lying approximately 1,064' west of SW 207 Avenue.
- Grid 2363 Jorge and Nancy Hernandez; Hearing (02-286).
 Location: The south side of SW 234 Street and approximately 362' east of SW 209 Place.

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through May of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery,

aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

Grid	I .	s-For-Service	Total Part I & II Crimes			
	2002	2003 (Jan-May)	2002	2003 (Jan-May)		
52	1529	571	81	31		
1062	936	334	70	32		
1761	898	381	61	27		
2353	2009	806	212	77		
2363	57	23	3	2		

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

- 1. Area Grid Map
- 2. Total CFS by Grid, 2002, 2003 (Jan-May)
- 3. Part I & II Crimes, 2002, 2003 (Jan-May)

334					SW 136 ST				7		- 2	2014	2012	2013	2014	2015	2018	2017	2018	207	20 · g
	$-\dagger$	2002	2003	2004	2005	2006	20	200	8	2009	201	29.61L R	2013A0	2013		SW 15	NS.	TICHELL DE	2010	SW 144 ST	2(
	-	≥	SW 144 S	п		₹		-	 '	SW 144 ST	S	2046	2047	2048	2049	2050	2051	2052	2053	2054	(21
	1	2037 12	2038	2039	2040	2041 6 %	2042	204	43	2044	2045	SW 15231			<u></u> }	SW 152 ST	· *		L	N ROES	SW 152 ST
5W 1	152 ST ≥	2068	2069	2070	207 R		2073	2074	187	2075	2076	2077	2078	2079	20805	2081	2082	2083	2084 SW 160.ST	2 ^N 508	5 {
	SW 2	2000	SW 160	\$	% %	1 (2073 SW 160 S	_श े ≩_	S	SW 160 ST			<u>X</u>	162 AV		145 182 A		2112	2113	,	
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S	3	<u> </u>	¥ 8	SW 168	<u>st</u>	 	/51g92			SW 1685		2422	2134	2135	2136	2137	SW 171 2138	⁵¹ 2139	SW 13		
V	2-2	2124 SW 176	2125 ह	2126	2127	2128 5	5128	W 176	2130	2131 %	2132	2133	2154	2.00			SW 176 S	/ 1	2141	<u></u>	
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	<i>p</i>		SW 184				S								<u>}</u>		/21/	2193	2400	₹ 21992	2200
		2181	2182	2183	2184 ⁸ 8	2185	5185	3	2187	2188	2189	2190	2191	2192 ≩	2193	2195	2196	2192	2198 SW 192 S	8	*
	222 AV	SW 192		2017	2040	216		,		182 AV		SW 1925	2225	2226	2227	30	2230	2231	2232	2233	2234 2235 50v 127AV
sw	≱ ທ 200 ST	2215×	2216	2217	2218	2219	52 /	,	777	2222ह	2223	22245		5		2229			SW 200 S	70 1	
		2250	2251 ³	2252	2253	2254	2525W	255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268 SW 1
			SW 208	ST	-		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\					₹ %		SW 208 S	51	2205	2286	2287	2288	2289≩	2290
		2272	2273	2274	2275	2276	1	277	2278	2279	2280	2281°	1	2283	2284	2285	2200.	2287	2200	132	22.50
		2301	2302	2303	2304	2305			2307	2308	2309	2310	2311	2312		2314	2315	2316	231≹	2318	2319
	A	2501	2302	2305	2304 %		& Z	2306 l	<u>*</u>			2340		8	5		SW 224	\$T	SW 13		
	3W 222	2332	2333	2334	2335	233	TOWER	2337	SW 18	2338	2339	2341	2342	2343	2344	i i	2346 ER PALM I	2347	2348	2349	2350
_			 	 			T	Τ		SW 232 S	T 982	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378
		2361	2362	2363	2364	2365	2366 SW 24	- 1	366	2367	⁵ 2368		25702	2071	25/2	20.0	SW 240	i .			\$ 2379 SW 242 ST
ţ		2387	2388	2389	2390	2391	2392	2 23	393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2406
			SW 248	ST	<u> </u>	-	-	sw	248 S	т					NUT PALM	T			2434	2435	2436
4		2418	2419	2420	2421	2422	2423	3 24	124 R	2425 SW 256 S	2426	2427	2428	2429	2430	2431	2432	2433	$\perp_{\mathcal{K}}$	SW 25	7
Γ	5445	2445	2446	SW 256 5	2448	2449	2450	24	51	2452	2453	2454	2455	2456	SW 258	2458	2459	2460	2461	24	62 A
		2445	1	1	2		2	İ	R DR			<u> </u>		SW 264	1	 	-	1/	82488	T	2490
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	5499	2499 SW 280	2500	2501 ≩		2503	250	4 25	505	2506 SW 280 S	2507	2508	2509	2510	2511	8 8/	2513 sw 280	ST SW	1251	2510	25
	5522	2522	2523	2524	2525	2526	252	7 2	528	2529	2530	2531	2532	2533	2534	2535	2536	2537	/ ~~	6537	
			SW 288	1		-	-	-				THE DR	-	 		1 5	2)		1	SW 288	S T
	5543	2543	2544	2545	2546	≥ 2547 ≥	254	8 2	549	2550	2551 ,2572	2552 AVOCAL	2553	2554	2555	2556	2557	2558 SW 296		5559	
31	DG	SW 296		2567	2500	گر 2569	257			ļ		2573	₹		2576	2578	257	79	2559	ā	
11		2 565	2566 SW 304	2567 ST	2568	2509	>	2	571	5571	5572		2574	/	Į.	2507	2598	2599		1	v
	5584	2584	2585	≥ 2586	2587	2588	2589	259	_	2591	2592	2593	 2594	259 5505	2596	2597 2617	2550				ı
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		2700	<u> </u>	2744	7745	97743	77.	٦, [7715	2716	2717	2718	2719	2720	272	2722	2723	2724	2725	2726	27

Mini-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	38	SUSPICIOUS PERSON	5
	39	PRISONER	159
	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6
<u> </u>	i Cinnal	le for Crid 2353 : 2009	

Total Signals for Grid 2353: 2009

Total Reported: 1195 Total Not Reported: 814

02-285

13	SPECIAL INFORMATION/ASSIGNMENT	2
14	CONDUCT INVESTIGATION	10
15	MEET AN OFFICER	15
17	TRAFFIC ACCIDENT	1
18	HIT AND RUN	1
19	TRAFFIC STOP	4
20	TRAFFIC DETAIL	1
22	AUTO THEFT	1
25	BURGLAR ALARM RINGING	8
26	BURGLARY	3
28	VANDALISM	1
	14 15 17 18 19 20 22 25 26	14 CONDUCT INVESTIGATION 15 MEET AN OFFICER 17 TRAFFIC ACCIDENT 18 HIT AND RUN 19 TRAFFIC STOP 20 TRAFFIC DETAIL 22 AUTO THEFT 25 BURGLAR ALARM RINGING 26 BURGLARY

Mimi-Dade Police Departmen **Summarized Grid Information By Signal** For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363.	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1

Total Signals for Grid 2363:

Total Reported: 31

Total Not Reported: 26

Total for All Grids: 5429

Mini-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	22	AUTO THEFT	16
	25	BURGLAR ALARM RINGING	25
	26	BURGLARY	22
	27	LARCENY	12
	28	VANDALISM	8
	32	ASSAULT	53
-	33	SEX OFFENSE	1
	34	DISTURBANCE	71
	36	MISSING PERSON	6
	38	SUSPICIOUS PERSON	2
	39	PRISONER	56
	41	SICK OR INJURED PERSON	6
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	2
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	61
	54	FRAUD	2
Tota	l Signa	ls for Grid 2353 : 806	
Tota	al Repo	rted: 506 Total Not Reported	1: 300
2363	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	8

02-285 02-286

mi-Dade Police Departmen Summarized Grid Information By Signal For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363.	19	TRAFFIC STOP	1
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	1
	34	DISTURBANCE	3
	39	PRISONER	1
	48	EXPLOSION	1
	52	NARCOTICS INVESTIGATION	1

Total Signals for Grid 2363:

23

Total Reported: 12

Total Not Reported: 11

Total for All Grids: 2115



Part I and Part II Crimes w/o ACCEPTOR Specific Grids

From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

z-236	Grid 2353	
, 2-45-61	110A - RAPE	2
ŀ	110B - SODOMY	2
	110C - FONDLING	1
	1200 - ROBBERY	4
	130A - AGGRAVATED ASSAULT	26
	2200 - BURGLARY	29
ļ	230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
	230G - SHOPLIFTING ALL OTHERS	21
	2400 - MOTOR VEHICLE THEFT	5
	Grid 2353 TOTAL	107 + 105= 212
02-28	Grid 2363	
2-286	2200 - BURGLARY	1
Ī	230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
	Grid 2363 TOTAL	2+1=3
	Total Part I:	292



Part I and Part II Crimes w/o AFF For Specific Grids

From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime information wateriouse

Grid(s): 0052, 1062, 1761, 2353, 2363

Grid 2363			
260B - FRAUD CREDIT CARD/ATM		1	
	Grid 2363 TOTAL	1	
Total PART II:		fac server	50m j

Grand Total:

427

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0052", "1062", "1761", "2353", "2363")



Part I and Part II Crimes w/o AOFF For Specific Grids From 2003-01-01 Thru 2003-05-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

110A - RAPE		1
130A - AGGRAVATED ASSAULT		8
2200 - BURGLARY		10
230F - SHOPLIFTING FROM A MOTOR VEHICLE		6
230G - SHOPLIFTING ALL OTHERS		7
2400 - MOTOR VEHICLE THEFT		2
	Grid 2353 TOTAL	34 + 43 = 77
Grid 2363		
230G - SHOPLIFTING ALL OTHERS		1
2400 - MOTOR VEHICLE THEFT		1
	Grid 2363 TOTAL	2+0=2
Total Part I:		116



MI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-05-31

YEAR: 2003

Grid(s): 0052, 1062, 1761, 2353, 2363

Grand Total:

169

Crime Information Warehouse

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-06-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0052", "1062", "1761", "2353", "2363")

MEMORANDUM

TO:

Diane O'Quinn Williams

DATE:

September 27, 2002

Director

Department of Planning and Zoning

FROM:

Danny Alvarez, Director

Miami-Dade Transit

SUBJECT:

FY03 Blanket Concurrency Concurrency Approval for

Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc:

Aurelio Rodriguez, Assistant Director

Mario G. Garcia, Chief

17 07.17A WE'ND DEDE SSEME" MO"

Guillermo E. Olmedillo. Director Building & Zoning Department DATE:

May 3rd, 1999

SUBJECT:Concurrency
Approval

FROM:

Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

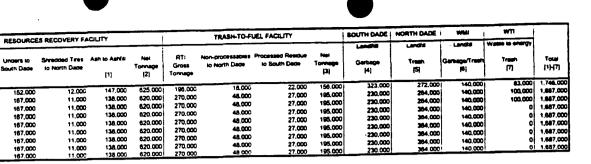
Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Waste Management (DSN Solid Weste Pacetty Copacity Analysis Pacel Year 1999-2000

Waste

Ye#



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	936,000	167,000	11,000
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		167,000	11,000
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		167,000	11.000
.001.000			
GARBAGE	TRASH	TOTAL	
870,000	65.000	536.000	(SCHOOPST)
	196,000	196,000	(RTI)
#30 000	68,000	936,000	(83%0/7%T)
870,000	270,000	270,000	(FETTI)
	es 000	936,000	(83%G/7%T)
e10.000	270,000	270,000	(RTI)
VASTE STREAM	M PERCENTAGES		
		952,000	
		730,000	
		5.000	
		1,687,000	
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Gross Tonnage

REMAINING CAPACITY BY FACILITY	Ashfill	South Dade	North Dade	South Code (wie coll 5)
}	Capacity *	Capacity **	Capacity ***	(up lights 4.4 m tone)
Yew	3,150,000	9,148.000	3,943,000	4,748,000
Base Capacity	3,003.000	8,625,000	3,671.000	4,425,000
2000	2.865.000	8,595.000	3,407,000	4,195,000
2001	2.865.000	6,365,000	3,143,000	3,965,000
2002		8,135,000	2,779,000	3,735,000
2003	2,589,000	7,905,000	2,415,000	3,505,000
2004	2.451,000	7,675,000	2,051,000	3,275,000
2005	2,313,000	7,445,000	1,667,000	3,045,000
2006	2.175.000	7.215.000	1,323,000	2,815,000
2007	2.037.000	8,985,000	969,000	2,585.000
2008	1,899,000	6.755.000	595.000	2,355,000
2009	1,761,000	6,525,000	231,000	2,125,000
201C	1,623.900	6,295.000	. 0	1,695,000
2011	1,485.000	6,065,000	Ó	1,865,000
2012	1,347,000	5.835.000	ō	1,435,000
2013	1,209.000	5,605,000	ò	1,205,000
2014	1,071,000	5,375,000	ŏ	975,000
2015	933.000	5.145.000	ŏ	745,000
2016	795,000	4,915,000	ŏ	515,000
2017	657.000	4,685,000	ŏ	285,000
2018	519,000	4.455.000		55,000
2019	381.000	4,225,000	ő	-175,000
2020	243.000	3,995,000		-405,000
2021	105.000			-668.000
2022	0	3,732,000 3,364,000	0	-1,036,000
2023	0		Č	-1,404,000
2024	٥	2,996.000	,	-1,772,000
2025	0	2.628.000	0	-2.140.000
2025	e	2,260,000	0	2,508,000
2027	e	1.892,000	0	-2,876,000
2028	C	1,524,000	0	-3,244,000
2029	C C	1,156,000	•	-3.612.000
	0	788,000	0	-3,980,000
2030	0	420.000	0	-4,348,000
2031	Ö	52,000	0	-4,718,000
2032	Ö	-316.000	0	-5,084,000
2033 2034	0	-664,000	0	-5,064,000 -5,452,000
	0	-1,052,000	0	-5.452,000 -5.820,000
2035	Ŏ	-1,420,000	0	
2036	ō	-1,788,000	0	-6,188,000
2037	ŏ	-2,158,000	0	-6.556.000
2036	Ö	-2,524.000	0	-6.924,000
2039	•			
	21	32	10	19
Total Remaining Years	61			

270.000

"Aprile canacris includes call 17-20, calls 18-20 have not been constructed
"South Date includes calls 3, end 5 calls 5 has not been constructed."

"South Date includes calls 3, end 5 calls 5 has not been consumed to consume souther calls of the calls of the consumer capacity whether or not six used up
"Thou th Oatic causary represents bustons of the factory. When North Date leading calls of the calls of the factory flower by the calls of the calls of the factory flower or calls of the calls of the calls of the factory. The calls of the calls

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

August 6, 2002

FROM:

Vivian Donnell Rodriguez

SUBJECT: Concurrency Approval

Director

Park and Recreation Departm

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD



MIANI-DADE COUNTY DIRECTOR'S OFFICE DITTO DE PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued	Total	Need @	Bxis	isting Local Open Space Total	Total	Surplus (Deficit)	Level of	
	Population	Population	Population	2.75 Acres Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
2382	: : : : : : : : : : : : : : : : : : : :	\$50000;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;			e 110 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	=======================================			96========	:======
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	. 85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
			**************************************	12827232222	2#2C423C32C22		35200000000000000	202 2222 222		******
T	,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522



EMORANDUM

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

FROM: Danny Alvarez, Executive Director

Office of Public Transportation Management

DATE:

September 3, 2002

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes Mario G. Garcia Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

TO:

Andrew Wilfork

Director

Department of Solid Wastel Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

			RESOURCE	S RECOVERY	FACILITY			RTIFA	CILITY			LANDFILLS		WHEELABRATOR	
											SOUTH DADE	NORTH DADE	· WMI	(Contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	(1)-(8)
2003 •	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000		1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000		1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000		1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000		1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000		1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	í I	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	0	1,705,500
2010	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	이	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCE	ES RECOVERY	1	GARBAGE	TRASH	TIRES	TOTAL									
TOTAL (2 1.84M		853,000	69,000 270,000	14,000	936,000 270,000) (91% Gerbage; 9% Trash, includes Tires)) (RTI)								
TOTAL €	1.72M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	les Tires)						
··· TOTAL @	₿ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	les Tires)						
TOTAL WAS	STE STREAM	PERCENTAGE	S @1.84 MILL	ONS TONS											
SARBAGE 54.3% 997.000 RASH 44.4% 816,000 PECIAL (includes Tires) 1.3% 24,000 OTAL 1.837.000															
REMAINING	3 CAPACITY 8	Y FACILITY A	T END OF FISC	AL YEAR											
					A - 6-511										

REMAINING CAPACITY BY FACILITY AT EN	TO OF FROME TEAR				
	Ashfill	South Dade	North Dade	WMI ****	
Year	Capacity *	Capacity ** `	Capacity ***	Disposed	
Base Capacity	207,000	4,352,000	3,130,000	146,000	
2003	61,000	3,942,000	2,797,000	100,000	•
2004	0	3,668,500	2,402,000	188,000	
2005	0	3,395,000	2,007,000	249,000	
2006	0	3,131,500	1,612,000	249,000	
2007	0	2,868,000	1,217,000	249,000	
2008	0	2,604,500	822,000	249,000	
2009	0 ·	2,341,000	427,000	249,000	
2010	0	2,077,500	32,000	249,000	
2011	0	1,702,000	0	500,000	
2012	0	1,294,500	0	500,000	
2013	0	887,000	0	500,000	
2014	0	479,500	. 0	500,000	
2015	0	72,000	Ō	500,000	
2016	0	0	Ō		
2017	0	Ō	ŏ		
2018	0	ō	ō		

- Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).
- ·* South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

Total Remaining Years

- *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- **** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

OT OT. 17A WETHO DADE SSAMA" ME

Guillermo E. Olmedillo. Director

Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency

Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM: Andrew Wilfork

Director /

Department of Solid Waste

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated noncommitted waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

Steve Spratt, Senior Assistant to the County Manager Jim Bostic, Deputy Director, DSWM Vicente Castro, Assistant Director for Technical Services, DSWM Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Weste Managemer Solid Weste Facility Capacity Analysis Fiscal Year 1999-2000

			OFFOLIBOR	S RECOVERY F	ACILITY			TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	WMI	WTI	!
			RESOURCE	3 RECOVERT			<u> </u>				Landfill	Landis	Lendle	Waste to energy	l
Yes	Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfel	Nei Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage (3)	Garbage [4]	Trash (5)	Garbage/Trash (6)	Trash [7]	Total [1]-[7]
						675 000	196,000	18,000	22,000	156,000	323,000	272,000			1,746.000
2000 *	1,746,0001	936,000	152,000	12.000		625,000		48.000	27,000	195,000	230,000	264,000	140,000	100,000	1.687.000
2001 **	1.667,000	936,000	167.000	11,000	138.000	620,000	270,000			195,000			140,000	100,000	1,687,000
2002	1.687.000	936,000	167,000	11,000	138,000	620.000	270,000	48,000	27,000						1,687,000
			167,000	11,000	138,000	620,000	270,000	48,000	27,000	195.000					1,687,000
2003 ***	1,687,000		187.000	11.000		620,000	270,000	48.000	27.000	195,000		364,000			
2004	1,687,000			11.000		620.000		48,000	27,000	195,000	230,000	364,000			
2005	1.687.000	936.000	167,000					45.000	27.000	195,000	-230,000	364,000	140,000	ij 0	1.687.000
2006	1,687,000	936,000	167,000	11,000		620.000		48.000	27,000	195,000		384,000	140,000	i o	1,687,000
2007	1.687.000	936,000	167,000	11,000		620.000	270,000			195,000		364,000	140,000	. 0	1,687,000
2007	4.007.000	938 000	167 000	11,000	138,000	620.000	270,000	48 000	27.000	195,000	230,000	, 304,000			

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75W	870,000	65.000	\$36,000 (93%G/7%T)
		196,000	196,000 (刊1)
" TOTAL & 1 59M	870.000	66,000	936,000 (93%G/7%T)
		270,000	270.000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI	•	270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	INS		
GARBAGE 56 4%			952.000
TRASH 43 3%			730,000
SPECIAL 0 3%			5.000
TOTAL			1,687,000

MAINING CAPACITY BY FACILITY	Ashfill	South Dade	North Dede	South Dade (w/o cell 5)
	Capacity *	Capacity **	Capacity ***	(re less 4.4 m tons)
er	3,150,000	9,148,000	3,943.000	4,748,000
e Capacity	3,003,000	8.825.000	3,671,000	4,425,000
0	2.865.000	8,595,000	3,407,000	4,195.000
1		8,365,000	3,143,000	3,965,000
2	2.727,000	8,135,000	2,779,000	3,735,000
3	2.589.000	7,905,000	2.415,000	3,505.000
4	2.451.000	7.675.000	2,051,000	3,275,000
5	2.313.000	7,445,000	1,687,000	3,045.000
16	2,175,000	7,215,000	1,323,000	2,815,000
77	2.037,000	6.985.000	959.000	2,585,000
e e	1,899.000	6,755,000	595.000	2,355.000
99	1,761,000	6,525,000	231,000	2,125,000
ic	1,623.900	6,295,000	C	1,695,000
11	1,485,000	6,065,000	ō	1,665,000
2	1,347,000	5,835,000	ō	1,435,000
3	1,209,000	5,605,000	o	1,205,000
4	1.071.000	5,375.000	ŏ	975,000
5	933,000	5.145.000	ő	745,000
6	795,000	4.915.000	ŏ	515,000
7	- 657,000	4,685,000	Č	265.000
18	519.000	4,455,000	0	55,000
9	381.000	4,225,000	ŏ	175.000
20	243,000	3,995,000	ŏ	-405,000
21	105.000	3,732,000	ŏ	-668,000
2	0	3,732,000	ŏ	-1,036,000
23	0	2,996 002	Č	-1,404.000
24	0		Č	-1,772,000
 !5	0	2.628.000	0	-2,140.000
26	C	2,260,000	e e	-2,508,000
27	₽	1,892,000	0	-2,876,000
28	C	1,524,000	Ö	-3,244,000
29	0	1,156,000	0	-3,612,000
30	O	788.000	0	-3,980,000
30 31 ·	O C	420.000	0	-4,348,000
32	0	52.000	0	4,715,000
33	0 .	-316.000	0	-5,084,000
34	0	-684,000	0	-5,452,000
35	0	-1,052,000		-5,820,000
35 36	C	-1,420.000	0	-6,188,000
37	0	-1,788.000	0	-6,1556,000
35	o o	-2.158.000	0	
36	č	-2.524.000	0	-6,924,000
RI				
				19
al Remaining Years	21	32	10	19

[&]quot;Aphle capacity includes cast 17-20 cets 19-20 have not been constructed.
"South Dade includes cast 3, 4 and 5 cets 5 has not been constructed. Once aerhitic capacity is used up as no pers to South Dade. Assumes at unders consumes capacity whether or not it is used as cover ""Horn Dade capacity is deseigned that is supposed at capacity is deseigned that is supposed at capacity is deseigned that is supposed at capacity layers are derived from the Capacity of Marin-Dade Camput, Lendife record presend by the Engineering Division of the Department of Sord Weste Management. Dated October 1999.

MEMORANDUM

TO:

Dianne O'Ouinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued	Total	Need @	Exist	ing Local Open	Total Local	Surplus (Deficit)	Level of	
	Population	Population	Population	2.75 Acres Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====		========	=======================================					=======================================	:========	2222222
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
===:		=======================================					=======================================	=========		=======
Ter	:1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Management

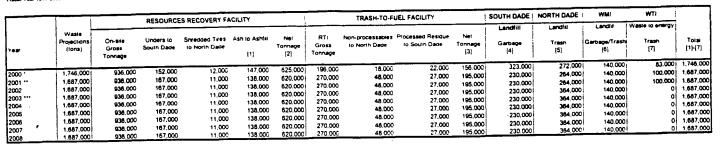
The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Weste Management (DSWM) Solid Waste Fecility Capacity Analysis Suppl Year 1999-2000



REBOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 175W	870 000	65,000	\$36,000 (93%G/7%T)
		195,000	196,000 (RTI)
TOTAL & 1 69M	870.000	66,000	936,000 (93%G/7%T)
10112		270,000	270.000 (RTI)
··· TOTAL @ 1.69M	870,000	66,000	936.000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	INS		
GARBAGE 56 4%			952.000
TRASH 43 3%			730.000
SPECIAL 0 3%			5.00C
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		South Dade	North Dade	South Dade (w/o cell 5)
	Ashfill	Capacity **	Capacity ***	(ie less 4.4 m tons)
Year	3,150,000	9,148,000	3,943.000	4,748,000
Base Capacity	3,003,000	8,625,000	3,671.000	4,425,000
2000	2.865.000	8,595.000	3,407,000	4,195.000
2001	2,727,000	6,365,000	3,143.000	3,965.000
1002	2.589.000	8.135,000	2.779.000	3,735,000
1003	2.451.000	7,905,000	2,415,000	3,505.000
2004	2,313,000	7,675,000	2,051,000	3,275.000
2005	2.175.000	7,445.000	1,687,000	3,045.000
2006	2,175.000	7.215.000	1,323.000	2,815.000
2007		6,985,000	959,000	2,585,000
2008	1,899,000 1,761,000	6.755 000	595.000	2,355.000
2009		6,525 000	231,000	2,125.000
2010	1,623.900 1,485.000	6.295.000	L	1,895.000
2011		6,065,000	0	1,665,000
2012	1,347,000	5.835.000	0	1,435.000
2013	1,209,000	5,605,000	С	1,205,000
2014	1,071,000	5.375.000	0	975.000
2015	933.000	5,145,000	0	745,000
2016	795,000	4,915,000	e	515.000
2017	657.000	4,685,000	С	285.00C
2018	519,000	4,455,000	C	55.000
2019	381.000	4,225,000	ō	-175,000
2020	243.000	3,995,000	ō	-405,000
2021	105,000	3,732,000	Ğ	-668.000
2022	С .	3,364,000	ō	-1,036,000
2073	0	2,996 000	č	1,404.000
2024	3	2.628.000	Č.	-1,772,000
2025	0	2.260.000	9	-2,140,000
2026	e	1,892,000	· e	-2,508.000
2027	ē	1.524.000	ō	-2 876,900
2028	C	1,156,000	ō	-3,244,000
2029	0	788.000	ō	-3.612.000
2030	0	420.000	ő	-3,980,000
2031	0	52,000	ō	-4,348,000
2032	0	-316.000	ō	-4.716.000
2033	0	-316.000	0	-5,084,000
2034	0		0	-5.452,000
2035	0	-1.052.000	0	-5,820.000
2036	0	-1,420,000	0	-5,188.000
2037	0	-1,788,000	0	-8,556,000
2035	0	-2,158,000	٥	-6,924.000
2039	0	-2.524,000	U	-8,824.000
	21	32	10	19
Total Remaining Years	21			

"Ashle capacity includes call 17-20, cells 19-20 have not been constructed
""South Dade includes calls 3, 4 and 5, cell 5 has not been constructed. Once ashle capacity is used up
ash goes to South Dade. Assumes at unders consumes capacity whether or not it is used as cover
""North Dade capacity represents buddout of the facety. When horth Dade under capacity is decleted trash is exported
As capacity figures are convex from the Capacity of Marm-Dade County Landfiles report prepared by the
Engineering Division of the Department of South Waste Management, Dated October 1999.

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres	Exist	ing Local Open	Space	Total Local	Surplus (Deficit)	Level of
	ropulacion	ropulacion	Population	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====					==========	=======================================	=======================================			:======
1 2	476,880 563,033	25,585 19,245	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
3	141,699	24,607	582,278 166,306	1,601.24 457.33	1,564.11 578.93	508.33 177.20	139.79 6.90	2,212.23 763.03	610.99 305.70	1.381 1.668
====	=======================================		========	============		=======================================	==========	=========	===========	
TOT	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



Diane O'Quinn Williams

Director

Department

FROM: Roosevelt Bradley, Directo

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



MIAMI-DADE COUNTY DIRECTOR'S OFFICE DEPT. OF PLANNING & ZONING



MEMORANDUM Cy to al Jones

TO: Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

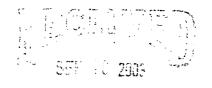
Department of Solidi Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

	,		RESOURCE	S RECOVERY	FACILITY			RTIFA	CILITY			LANDFILLS			
	! 										SOUTH	NORTH DADE	WMI	WHEELABRATOR (contract had ended on 12/3 1/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
		_			[1]	[2]		Landilli	[3]	[4]	(5)	[6]	[7]	(8)	(1)-(8)
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000		1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000	_	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000		1,705,500
2008 2009	1,705,500 1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	263,500 263,500		100,000		1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000 100,000	0	1,705,500 1,705,500
2010	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	ő	1,705,500
	ES RECOVER		GARBAGE	TRASH	TIRES	TOTAL	270,000	0.,000	2.,000	11.0.000	200,000	1 000,000	100,000	<u> </u>	1,703,300
· TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	ies Tues)						
" TOTAL	@ 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	tes Tires)						
··· TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, includ	les Tires)						
TOTAL WA	STE STREAM	PERCENTAGE	S @1.84 MILL	IONS TONS					1						
GARBAGE	54.3%		997,000												
TRASH 44			816,000						ļ						
SPECIAL (includes Tires)	1.3%	24,000 1,837,000												
REMAININ	G CAPACITY	BY FACILITY A	T END OF FISC	CAL YEAR											
		•			Ashfill					S	outh Dade	North Dade	WMI		
Year					Capacity *						Capacity **	Capacity ***	Disposed		
Base Car	pacity			•	207,000						4,352,000		146,000		
2003					61,000						3,942,000		100,000		
2004					0						3,668,500	_,,	188,000		
2005					0						3,395,000		249,000		
2006 2007					0						3,131,500		249,000		
2007					0						2,868,000 2,604,500		249,000 249,000		
2009					Ö						2,341,000		249,000		
2010					ŏ						2,077,500		249,000		
2011					ō						1,702,000				
2012					Ō						1,294,500		500,000		
2013					0						887,000		500,000		
2014					0						479,500		500,000		
2015					0						72,000	_	500,000		
2016					0						0	_			
2017					0						0	-			
2018					a						0	0			

Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Mediey Landfill (MMI).

Total Remaining Years

^{· *} South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

^{***} North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

^{****} Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2016. After VMII disposal contract ends tonnage goes to South Dade Landfill. All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

Guillermo E. Olmedillo, Director

DATE:

May 3rd, 1999

Building & Zoning Department

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser